



10 Kensington Way

Polegate, BN26 6FJ

Guide price £200,000





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Phil Hall Estate Agents welcomes to the market this well-presented two bedroom purpose built apartment nestled in the serene and picturesque town of Polegate. Kensington Way offers a blend of modern convenience and tranquil living. This second-floor, purpose-built apartment is an ideal choice for professionals, couples, or small families seeking a comfortable and contemporary living space.

This purpose-built apartment offers modern living with the convenience of a secure entry phone system and well-maintained communal areas.

As you enter, you are greeted by a spacious entrance hall that provides access to all rooms within the apartment. The hall features two built-in storage cupboards, including a walk-in cupboard housing the combi boiler, ensuring ample storage space.

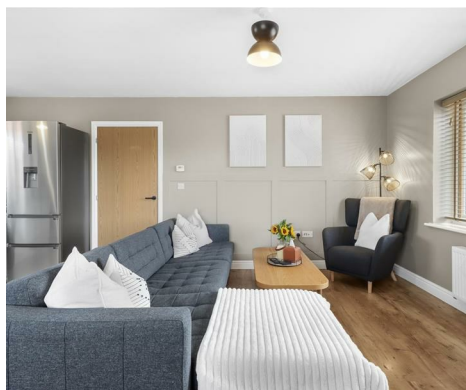
The heart of the home is undoubtedly the expansive open-plan living, dining, and kitchen area. This versatile space is bathed in natural light, thanks to large windows that create a bright and airy atmosphere. The layout is designed to offer flexibility, allowing you to arrange your furniture to suit your lifestyle needs.

The kitchen is a chef's delight, equipped with sleek, modern units and high-quality fixtures. It boasts a range of wall-mounted and base units that provide plenty of storage space. The built-in electric oven, hob, and extractor hood are perfectly complemented by the contemporary design, making meal preparation a pleasure. Additionally, there is space allocated for a freestanding washing machine, fridge freezer, and a slimline dishwasher, ensuring all your culinary and household needs are met.

Both bedrooms are generously sized, with the master bedroom benefiting from built-in wardrobes with sliding doors and an ensuite shower room. The second bedroom is also well-proportioned, and there is a separate modern bathroom for convenience.

Outside, the property includes allocated parking space for ease and convenience.

Internal viewing highly recommended by sole agents.







Guide Price £200,000 to £210,000

#### LOCATION, LOCATION, LOCATION

Located in Polegate, this property enjoys a prime position with excellent access to local amenities, schools, and transport links. The town offers a friendly community atmosphere, with a range of shops, cafes, and services within easy reach. The nearby countryside provides a peaceful retreat, perfect for leisurely walks and outdoor activities. The property is well-connected by road, with easy access to the A22 and A27. These major routes provide straightforward connections to nearby towns and cities, including Eastbourne, Lewes, and Brighton.

One of the significant benefits of living at Kensington Way is its proximity to Polegate Railway Station. The station offers regular services to London, Brighton, and Eastbourne, making commuting and travel convenient and efficient. London Victoria is approximately a 90-minute journey, ideal for those who work in the capital or enjoy frequent visits.

Communal Entrance Hall

Stairs leading to the second floor landing

Entrance Hall

Walk in Storage Cupboard

6'02 x 3'05 (1.88m x 1.04m)

Open Plan Living Room/Kitchen

19'09 x 15'02 into bay (6.02m x 4.62m into bay)

Bedroom One

14'02 max x 8'04 (4.32m max x 2.54m)

Ensuite

6'06 x 6'04 (1.98m x 1.93m)

Bedroom Two

11'09 x 7'04 (3.58m x 2.24m)

Bathroom

8'03 x 6'02 (2.51m x 1.88m)

Allocated Parking

Lease Information

We have been advised that the property is leasehold and there is approx 109 years remaining on the lease, the service charge £1725 per annum and the ground rent is £365 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.





Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

