

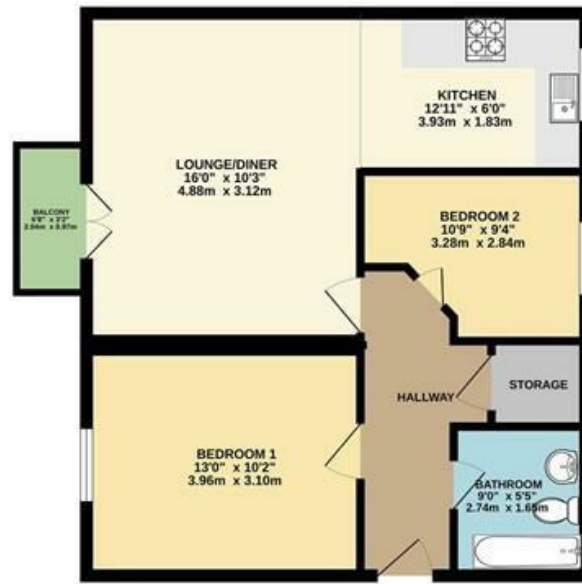
## 14 WATER HOUSE PORTERS WAY POLEGATE, BN26 6RJ

£1,150 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This two bedroom second floor (top) apartment is conveniently located within walking distance of Polegate Town Centre's amenities, and Mainline Train Station. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and gas hob, a stainless steel sink and drainer, and also has access to the balcony which has views of the Downs and the trainline. Master bedroom is a double looking out onto the rear of the property. Bedroom Two is a single and has views out to the front of the property. Family bathroom with radiator, shower over bath, basin and w/c. The property benefits from an allocated parking space, a gas combi boiler, UPVC double glazed windows throughout, close by to bus routes and walking distance to Polegate's Mainline Railway Station. EPC - C. Council Tax Band - B £2,042.74 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



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Property Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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