



Brookside Avenue, Polegate



- 1-Bed First Floor Flat
- Over 60's
- Front Outlook
- Living Room
- Shower Room/WC
- Excellent Storage
- Lifeline/Estate Manager
- Com Lnge & Laundry
- Com Gdns & Parking
- Council Tax B & EPC=B



Leasehold

£95,000

1 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

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### DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - A 1-BEDROOMED FIRST FLOOR FLAT FORMING PART OF THIS POPULAR RETIREMENT DEVELOPMENT FOR THE OVER 60s. The flat provides comfortable accommodation and features a living room enjoying a pleasant outlook of the front communal gardens, tastefully fitted kitchen, double sized bedroom with built-in wardrobes and a shower room/wc. There is also a built-in storage cupboard in the entrance hall, entry phone, communal heating and hot water, and double glazed windows. Guardian Court provides a 24-hour alarm system, an estate manager, passenger lifts, communal lounge and laundry room - with outside drying area, and a guest suite with separate shower room. There are nicely maintained communal gardens as well as a communal patio area and communal parking. Guardian Court is conveniently located for Polegate High Street, which has various shops, medical centres, and mainline railway station. Bus services pass along Hailsham Road, where there is access from the rear of Guardian Court. NO ONGOING CHAIN.



## Brookside Avenue, Polegate

### Entrance

Communal Entrance with security entrance system into communal hallway. Passenger lift and stairs to the first floor and front door into Hallway.

### Entrance Hallway

Recess area, telephone point, radiator, built-in storage cupboard housing the fuse box.

### Living Room 3.91m x 3.58m (12'9" x 11'8")

A most comfortable room with a double glazed window enjoying a lovely outlook of the front communal gardens, television aerial point, radiator, entry phone, part glazed door to

### Kitchen 8'5 x 5'0 (26'2" 16'4" x 16'4" 0'0")

Tastefully fitted consisting of sink unit set into laminate work surface, which extends to three sides, base units incorporating cupboards and drawers, appliance spaces, matching wall units, radiator, partly tiled walls, double glazed window to side overlooking the communal gardens and enjoying a westerly aspect.

### Bedroom One 16'3 x 9'11 (52'5" 9'10" x 29'6" 36'1")

A double sized room with built-in wardrobes having sliding doors and storage cupboards above, television aerial, telephone point, double glazed tilt and turn window overlooking the front communal gardens.

### Shower Room

Consisting of a walk-in tiled shower with low level shower screen doors, Mira shower and attachment, shower curtain rail and hand grips, fitted seat, wc, wash hand basin, partly tiled walls, Dimplex fan wall heater, mirror fronted cabinet, extractor and built-in shelved linen cupboard.

### Outside

Guardian Court is set within nicely maintained Communal Gardens where there is a delightful Communal Patio Area and Communal Parking.