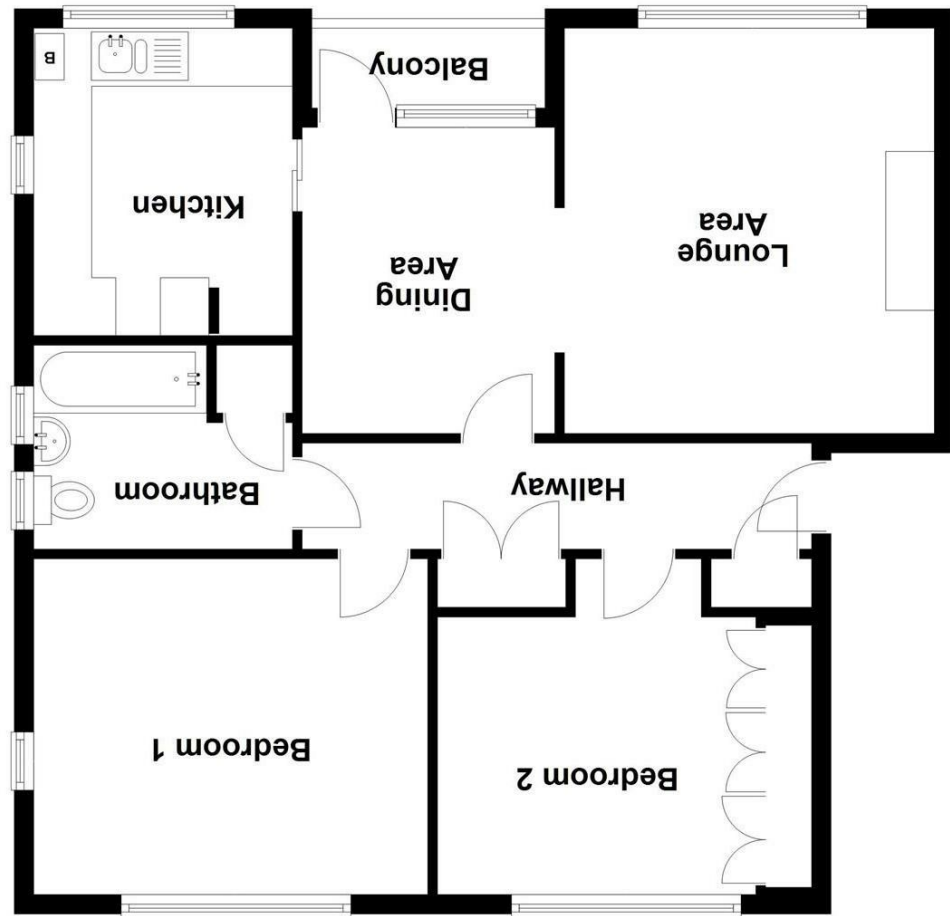




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48 High Street | East Sussex | Polegate | BN26 6AG



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs

Old Drive, Polegate



- IDEAL FIRST TIME PURCHASE
- Spacious 2-Bedroom Top Floor (2nd)
- Lounge Area
- Dining Area with Balcony
- Kitchen
- Bathroom/wc
- Gas Central Heating & Double Glazing
- Outside Storage Cupboard
- Nicely Maintained Communal Gardens
- NO ONGOING CHAIN



Leasehold - Share of Freehold

£205,000

2 BEDROOM 1 RECEPTION 1 BATHROOM GARAGE

Old Drive, Polegate

Old Drive, Polegate

DESCRIPTION

IDEAL FIRST TIME PURCHASE - A SPACIOUS 2-BEDROOMED SECOND FLOOR (TOP) PURPOSE BUILT FLAT LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET AND MAINLINE RAILWAY STATION. The flat is tastefully presented and has separate lounge and dining areas, where there is access to a balcony, kitchen to include the appliances, double size bedrooms - with the second bedroom having fitted wardrobes, and there is a modern bathroom/wc. The flat also has good storage facilities, gas central heating system and double glazing. Southdown Court is set within nicely maintained communal gardens and there is also an outside storage cupboard and communal drying area. Polegate High Street has a variety of shops, medical centres and bus services. Access to the A2270, A22 and A27 is close by and Eastbourne is approximately 6 miles. NO ONGOING CHAIN.



Old Drive, Polegate

Entrance

Communal Entrance with staircase rising to second floor (top). Recently fitted private front door into Hallway.

Hallway

Built in cupboard housing gas and electric meters as well as the consumer unit, further built-in double cloaks cupboard, radiator, digital thermostat control.

Lounge Area 3.96m 1.52m x 3.66m 1.83m (13' 5" x 12' 6")

a comfortable room having a fireplace and hearth with fitted electric fire and wooden display mantle above, television point, telephone point, radiator and double glazed window to rear enjoying a south-westerly aspect, opening through to Dining Area.

Dining Area 3.05m 1.52m x 2.44m 1.83m (10' 5" x 8' 6")

Radiator, double glazed window with adjacent double glazed door to Balcony, which enjoys a south-westerly aspect. Sliding door from the dining area to -

Kitchen 3.05m 1.52m x 2.44m 1.83m (10' 5" x 8' 6")

Consisting of a matching range of wall and base units incorporating cupboards and drawers, ample laminated work surfaces with one and a half bowl sink unit, Montpellier gas cooker, fridge/freezer, Samsung washing machine, wall mounted gas fired boiler, tiled walls, small double glazed window to side and double glazed window to rear.

Bedroom 1 3.96m 1.22m x 3.35m 1.22m (13' 4" x 11' 4")

A double size having a double glazed window to front, which enjoys views over Polegate, radiator, small double glazed window to side.

Bedroom 2 3.05m 2.13m min x 2.74m 1.52m (10' 7" min x 9' 5")

To include fitted wardrobes, television aerial, radiator, double glazed window to front.

Bathroom

Modern white suite consisting of a bath, wall fitted Triton shower and attachment, fitted shower screen, pedestal wash hand basin, wc, radiator, tiled walls, two frosted double glazed windows, built-in shelved cupboard.

Outside

Southdown Court is set within nicely maintained Communal Gardens. There is also a Store Cupboard and Communal Drying Area.