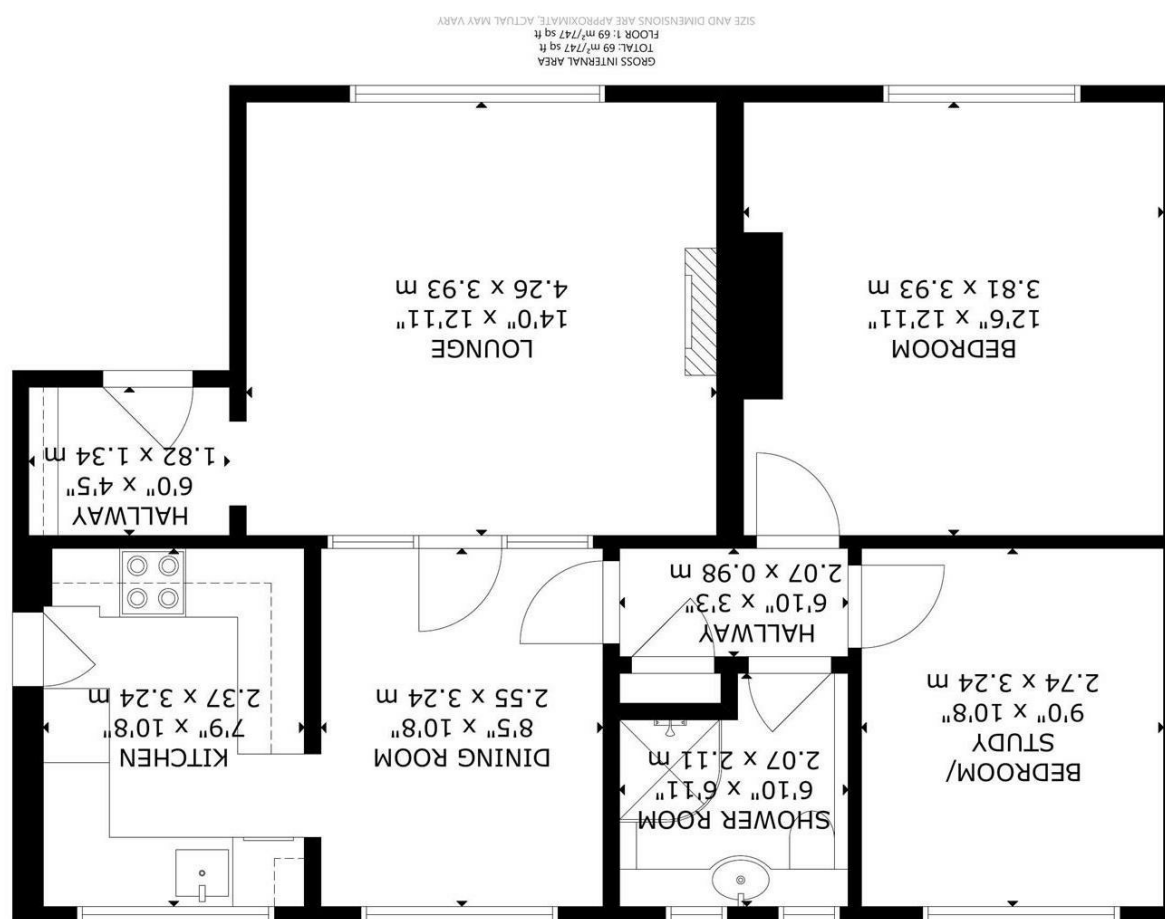
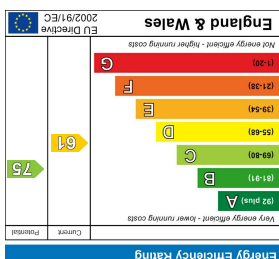




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48 High Street | Polegate | East Sussex | BN26 6AG



Elizabeth Court, Polegate



- IDEAL FIRST TIME BUY
- Tastefully presented
- Spacious second (top) floor flat
- 2-Reception Rooms
- Stylish Kitchen
- 2 Good Sized Bedrooms
- Lovely Shower Room/wc
- Gas Central Heating and Double Glazing
- Parking Space
- Share of Freehold with Long Lease



Leasehold - Share of Freehold

£219,950

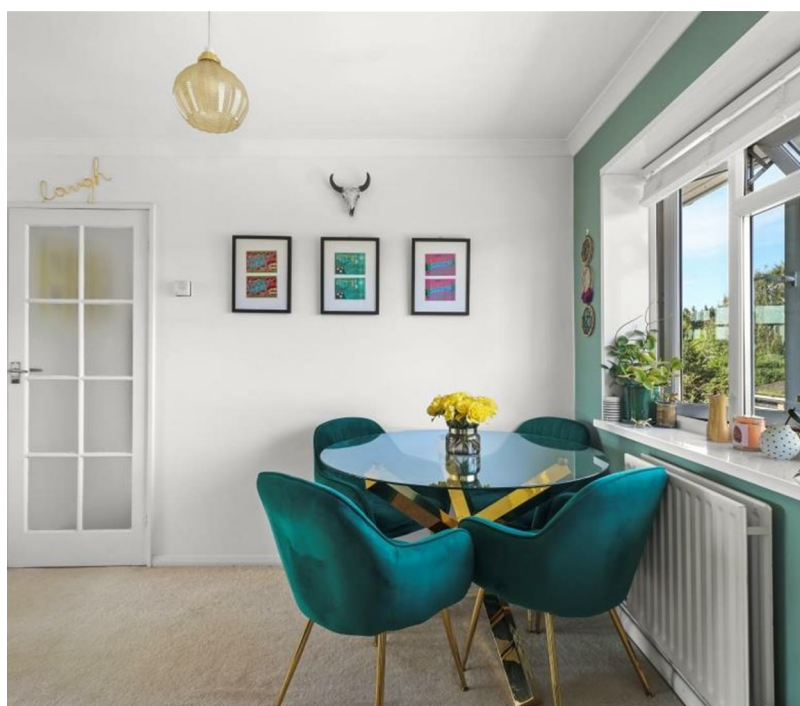
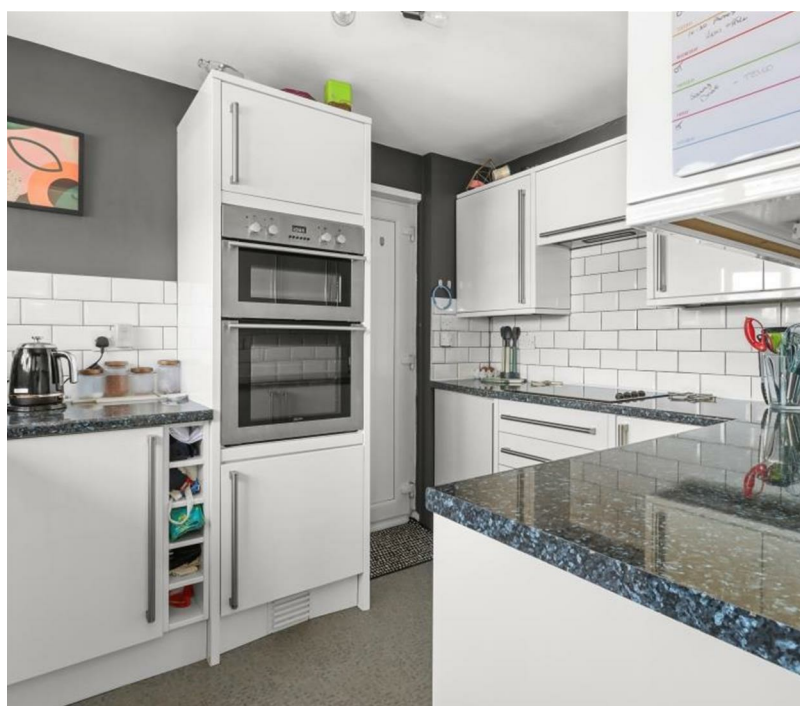
2 BEDROOM    1 RECEPTION    1 BATHROOM    A GARAGE

Elizabeth Court, Polegate

## Elizabeth Court, Polegate

### DESCRIPTION

A SPACIOUS AND TASTEFULLY PRESENTED 2-BEDROOMED SECOND (top) FLOOR FLAT CONVENIENTLY LOCATED IN THE HIGH STREET. This lovely home is an ideal first time purchase and features a most comfortable lounge with pleasant outlook overlooking the High Street towards St. Johns Church. separate dining room, a stylish fitted Kitchen to include oven, hob, refrigerator and freezer as well as having access to the rear communal staircase and storage cupboard, good sized bedrooms and a modern shower/wc. The flat also has gas fired central heating, double glazing, rear car parking space and a share of the freehold with a long lease term. Polegate High street has a variety of shops, medical centres, bus services and a mainline Railway Station. Access to the A22 and A27 is close by and Eastbourne is approximately 6 miles. VIEWING IS STRONGLY RECOMMENDED.



## Elizabeth Court, Polegate

### Entrance

Communal entrance with staircase to second (top) floor, private front door into Entrance Hall with telephone point, fitted hanging rail, shelf with cupboards above - one housing the consumer unit and electric meter. Door leading to lounge.

### Lounge 4.27mx3.91m (14'0x12'10)

A most comfortable and bright room having a double glazed window overlooking The High Street and across Polegate, television aerial, radiator, two wall light points, inset ceiling spotlights, glazed door with matching glazed panels either side to the dining room.

### Dining Room 3.25mx2.57m (10'8x8'5)

Radiator, double glazed window to rear having a pleasant outlook, doorway to Kitchen.

### Kitchen 3.25mx2.39m (10'8x7'10)

Nicely fitted consisting of various base units incorporating cupboards and drawers as well as having integrated refrigerator and freezer, plumbing and space for washing machine, ample laminated work surfaces, sink unit with mixer tap, Diplomat electric oven with cupboards above and below, matching wall units with pelmet lighting, Diplomat electric hob with extractor above, part brick designed tiled walls, wall mounted Baxi gas fired boiler, door to rear communal staircase - where there is an outside storage cupboard housing the gas meter, double glazed window to rear having a pleasant outlook. Frosted glazed door from the dining room to the inner Hall

### Inner Hall

Built-in airing cupboard housing the hot water cylinder and fitted immersion.

### Bedroom 1 3.91mx3.78m (12'10x12'5)

A good sized room with wall light points, radiator, double glazed window to front having a pleasant outlook overlooking the High Street.

### Bedroom 2 3.25mx2.74m (10'8x9'0)

Radiator, double glazed window to rear.

### Tiled Shower Room

Tastefully fitted with a modern white suite consisting of corner shower cubicle, Mira shower and attachment, wash hand basin with mixer tap set into vanity shelf with units under, wc, wall light point, heated towel rail, inset ceiling lights, two frosted double glazed windows.

### Outside

Elizabeth court is set within communal gardens and located at the rear is a car parking space.