



Leasehold

£89,950



1 BEDROOM



1 RECEPTION



1 BATHROOM



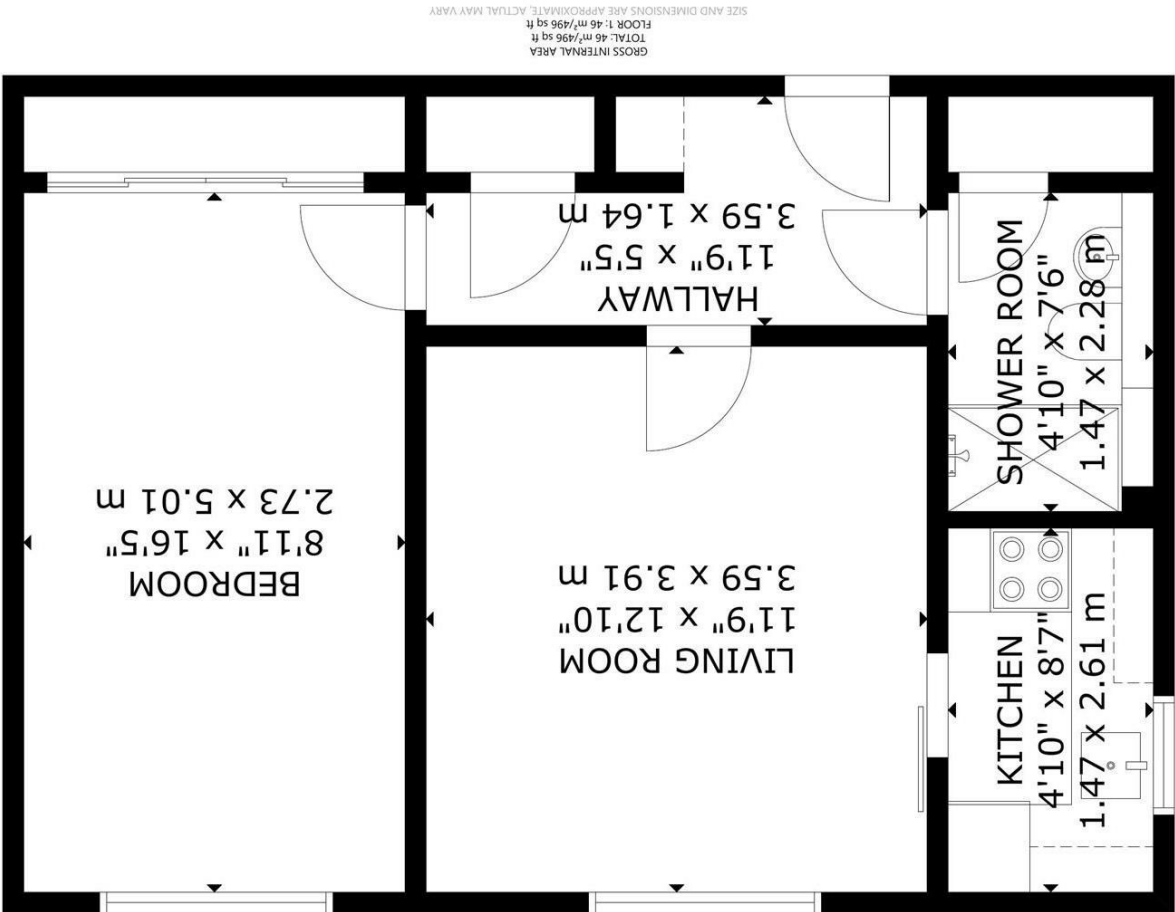
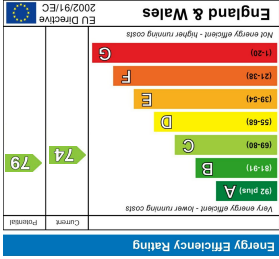
0 GARAGE

Brookside Avenue, Polegate

Brookside Avenue, Polegate



- Retirement Flat
- Ground Floor
- Comfortable Living Rm
- Kitchen
- Double Size Bedroom
- Shower Room
- Excellent Storage
- 24-Hr Alarm
- Estate Manager
- NO ONGOING CHAIN



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Brookside Avenue, Polegate

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Retirement Flat - Ground Floor - Living Room - Kitchen - 1-Bedroom - Shower Room - Com Heating & Hot Water - Double Glazing - 24-Hour Alarm - Entryphone - NO ONGOING CHAIN.

A 1-bedroomed ground floor flat forming part of this popular retirement development having a comfortable living room overlooking the front communal gardens with has access to a fitted kitchen, double size bedroom with built-in wardrobes and a nicely tiled shower room. The flat has excellent storage facilities as well as an entryphone, communal heating & hot water, which is included in the maintenance charges and there are double glazed windows. Guardian Court also provides a 24-hour alarm system, resident estate manager, communal lounge and laundry with outside drying area, guest suite with shower room.

Gaurdian Court is conveniently located for Polegate High Street with its various shops, medical centres, bus services and mainline railway station. Buses also pass along Hailsham Road, which is to the rear of Guardian Court.



Brookside Avenue, Polegate

Communal Entrance with entryphone system and private front door -

Hallway

Living Room 3.90m x3.57m (12'9" x11'8")

Kitchen 2.60m x 1.49m (8'6" x 4'10")

Bedroom 4.98m x 2.77m (16'4" x 9'1")

Shower Room 2.16m max x 1.49m (7'1" max x 4'10")

There is excellent storage within the flat having a large built-in storage cupboard and recess with fitted unit in the entrance hall. The comfortable living room overlooks the front communal gardens and has access to a fitted kitchen. A particular feature is the double size bedroom, which also includes built-in wardrobes and the nicely tiled shower room also has a built-in shelved linen cupboard.

Guardian Court is set within nicely maintained communal gardens with a communal patio area and there is also communal parking.

Council Tax
The property is in Band B. The amount payable for 2024-2025 is £1,939.54. This information is taken from voa.gov.uk

Approximately 45 square metres or 484 square feet.