



Energy Efficiency Rating	
Current	Potential
74	63
<p>Very energy efficient - lower running costs (A)</p> <p>Energy efficient (B)</p> <p>Decent (C)</p> <p>Needs improvement (D)</p> <p>Below average energy efficiency (E)</p> <p>Poor energy efficiency - higher running costs (F)</p> <p>Very poor energy efficiency - highest running costs (G)</p>	

Rowan Court, Walnut Walk, Polegate



- 3D VIRTUAL TOUR
- First Floor Flat
- Close To High Street
- Double Aspect Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas c/h & Dbl glz
- Communal Gardens
- Long Lease Term



Leasehold

£159,950

2 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

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Rowan Court, Walnut Walk, Polegate

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Close to High Street - Long Lease Term - Lounge - Kitchen - 2 Bedrooms - Bathroom - Gas Central Heating - Double Glazing - Communal Gardens

A 2-bedroomed first floor flat conveniently located within walking distance of the High Street and railway station. The flat provides a double aspect lounge, kitchen to include oven, hob and extractor, entrance hall with storage cupboard and the main bedroom, which enjoys a double aspect overlooking the rear communal gardens, also has a fitted wardrobe. Other features consist of a gas fired central heating system (boiler last serviced 28/11/2024), double glazing, entryphone system and the flat also has a long lease term. NO ONGOING CHAIN.

Rowan Court forms part of a residential development comprising of four other blocks of flats located at the end of Walnut Walk. Polegate High Street is within walking distance having various shops, bus services, medical centres and a mainline railway station. Eastbourne Town Centre is approximately 6 miles and access to the A27 and A22 is nearby.



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Communal Entrance with entryphone system, into Communal Entrance Hall. Staircase to the First Floor and private front door -

Entrance Hall
Built-in shelved airing cupboard housing the hot water cylinder with fitted immersion as well as the programmer for central heating & hot water, entryphone, fitted double cupboard with cupboards above.

Lounge 4.41m x 3.02m (14'5" x 9'10")

Kitchen 2.79m x 1.80m (9'1" x 5'10")

Bedroom 1 3.74m x 3.02m (12'3" x 9'10")

Bedroom 2 3.38m x 2.40m (11'1" x 7'10")

Bathroom 1.97m x 1.68m (6'5" x 5'6")

Rowan Court is within Communal Gardens bordered by a stream behind.

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 49 square metres or 527 square feet.

