



Leasehold

£155,000



- Ideal For FTB/Investment
- Private Front Entrance
- 1-Bed First Floor Flat
- Living Room
- Nice views of South Downs
- Modern Kitchen & Shower Rm
- Front Garden Area
- Communal Parking
- Long Lease Term
- Share of Freehold



1 BEDROOM



1 RECEPTION

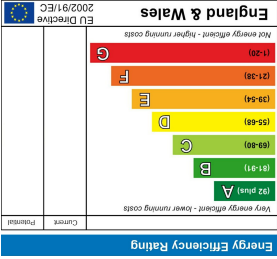
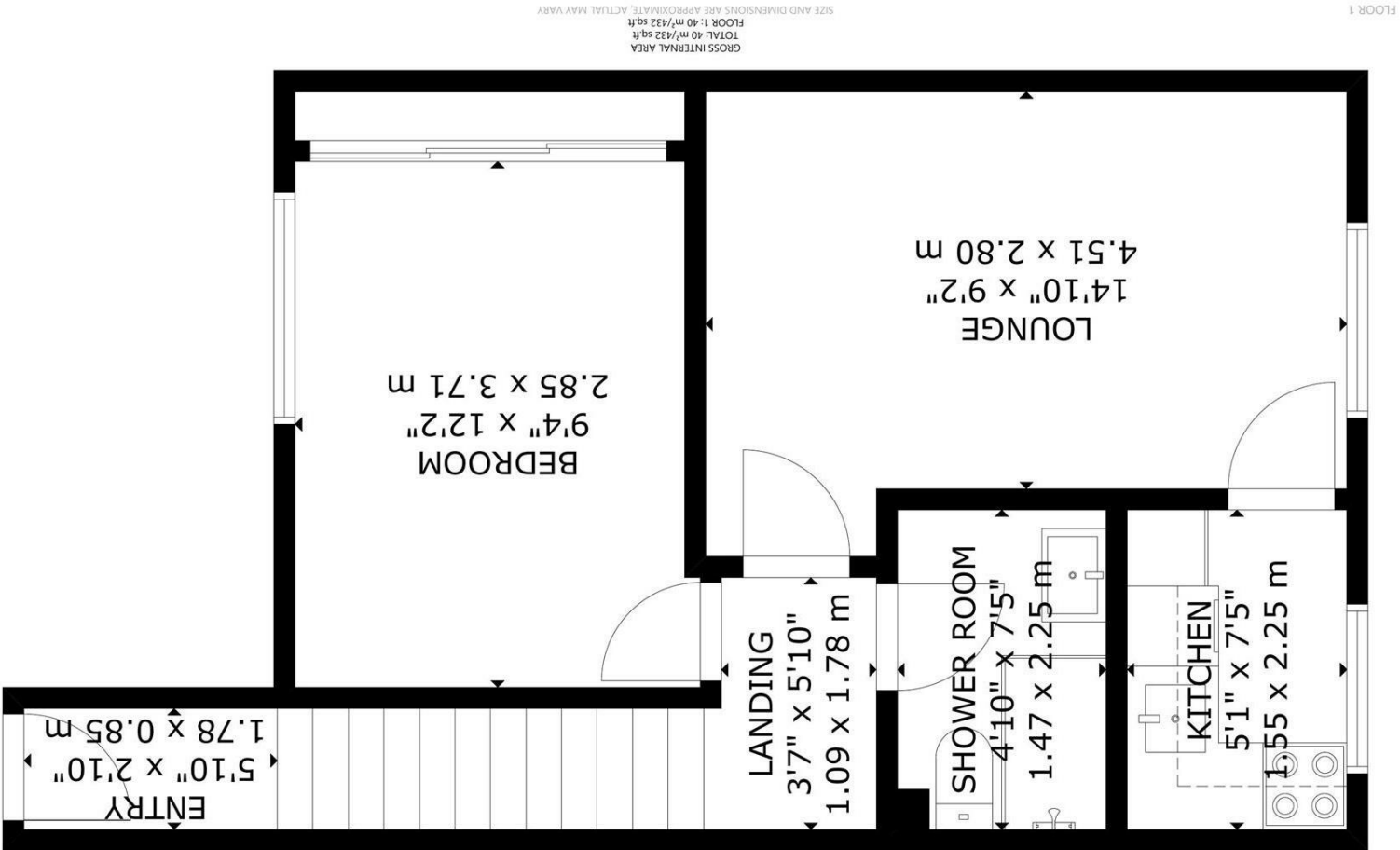


1 BATHROOM



0 GARAGE

Aberdale Road, Polegate



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Aberdale Road, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - IDEAL FOR FIRST TIME BUYERS or INVESTMENT TO LET - First Floor Flat - Living Room - Kitchen - Bedroom - Shower Room - Electric Heating - Double Glazing - Front Garden - Communal Gardens - Communal Parking - Share of Freehold

A 1-bedroomed first floor flat forming part of this pleasant residential development located on the outskirts of Polegate. The flat has the advantage of a private entrance as well as owning the front garden area and provides comfortable accommodation featuring a living room, which enjoys southerly views towards the South Downs, a modern kitchen, a good size bedroom to include fitted wardrobes, a tastefully fitted shower room and the flat has electric heating and double glazing. Outside are communal gardens, dustbin stores and communal parking areas. NO ONGOING CHAIN.

Polegate High Street is approximately one mile and has various shops, medical centers, bus services and a mainline railway station connecting to Eastbourne, Brighton and London Victoria. Bus services also pass along Pevensey Road and close by, at Station Road, is a Morrison convenience store and there is a Lidl Supermarket at Dittons Road. Access to The Cuckoo Trail is located at Aberdale Road and provides superb cycling routes and countryside walks.



Aberdale Road, Polegate

Frosted double glazed front door into Entrance Hall with a staircase rising to the First Floor Landing.

Living Room 4.53m x 2.82m (14'10" x 9'3")

Kitchen 2.28m x 1.55m (7'5" x 5'1")

Bedroom 3.68m x 2.76m (12'0" x 9'0")

Shower Room

Outside

The flat owns the front garden area and there are further communal gardens, communal dustbin store areas and communal parking.

Council Tax

The property is in Band A. The amount payable for 2025-2026 is £1,750.92. This information is taken from voa.gov.uk

The modern kitchen has matching wall and base units, brick design ceramic wall tiles and appliance spaces. In the bedroom are fitted wardrobes having sliding doors with cupboards above and a built-in airing cupboard housing the hot water cylinder. The tastefully fitted internal shower room has a good size shower cubicle with electric wall shower and extractor fan. There is access via a ladder to an insulated loft with light and the electric mete cupboard is above the staircase. All residents are issued with a parking permit for use of the communal car parks.