



Leasehold - Share of
Freehold

£215,000

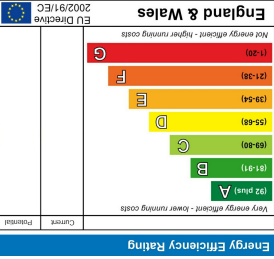
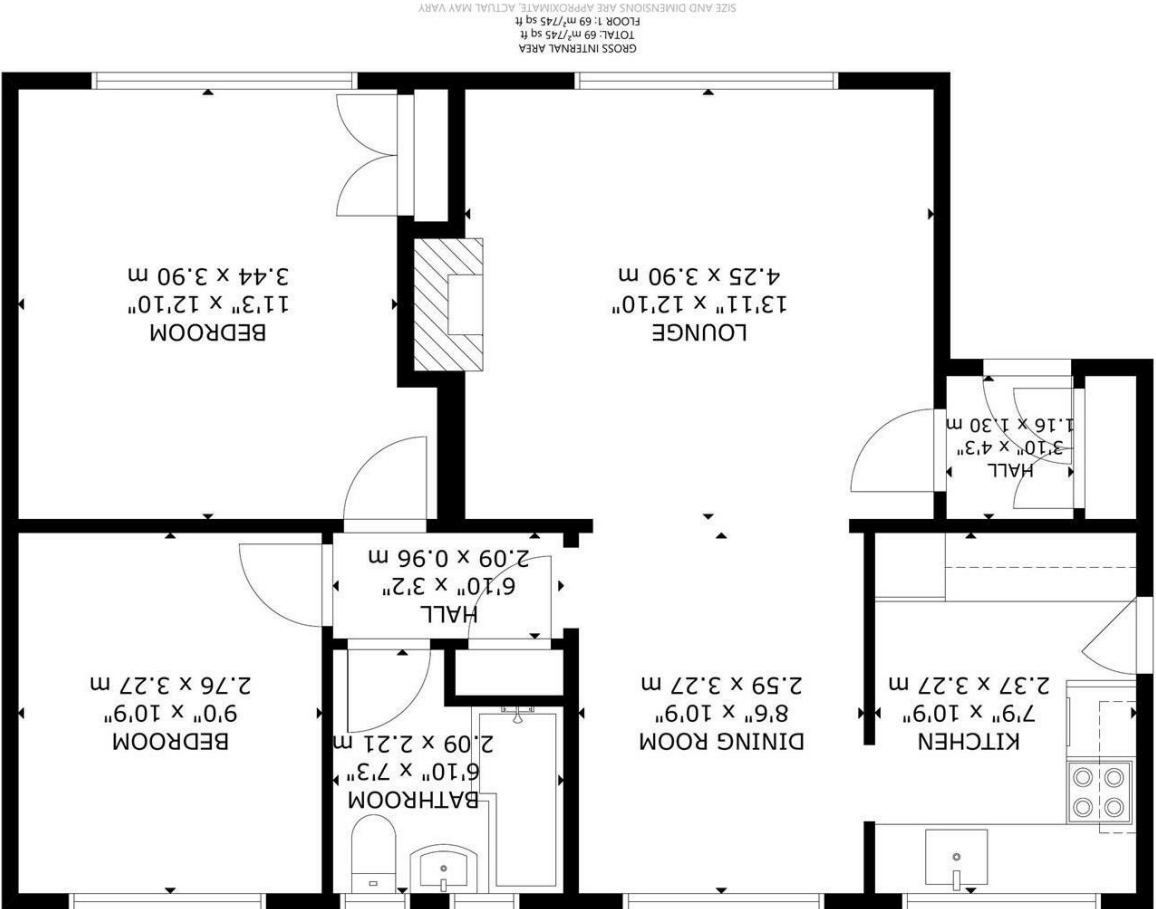


- Top Floor Flat
- Bright & Spacious
- Lounge/Dining Room
- Tastefully Fitted Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Good Storage
- Gas c/h & Dbl glz
- Garage
- Long Lease Term

2 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

High Street, Polegate

High Street, Polegate



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High Street, Polegate

DESCRIPTION

SEE OUR 3D TOUR - IDEAL FOR FIRST TIME BUYERS - Located in Polegate High Street - Top Floor Flat - Lounge/Diner - Tastefully Fitted Kitchen - 2 Bedrooms - Modern Bathroom/wc - Gas c/h & Dbl glz - Outside Storage Cupboard - Garage - Long Lease Term - Share of Freehold

A bright and spacious 2-bedroomed top floor flat forming part of this popular development conveniently located in Polegate High Street. This comfortable flat is considered ideal for first time buyers and features a double aspect lounge/diner, which has a pleasant outlook towards St Johns Church and surrounding area, tastefully fitted kitchen to include oven, hob and fridge freezer, double size bedrooms and a modern bathroom/wc. There is also gas fired central heating, double glazed windows and outside is a storage cupboard and garage. The flat has the advantage of having a share of the freehold with a long lease term.

Elizabeth Court is located in Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station connecting with Eastbourne, Brighton and London Victoria. Access is close by to the A22 and A27, and Eastbourne is approximately six miles.



High Street, Polegate

Communal Entrance with staircase to Second Floor with private front door into Entrance Hall.

Lounge Area 4.23m x 3.88m (13'10" x 12'8")

Dining Area 3.42m x 2.58m (11'2" x 8'5")

Kitchen 3.23m x 2.35m (10'7" x 7'8")

Bedroom 1 3.88m x 3.45m (12'8" x 11'3")

Bedroom 2 3.25m x 2.74m (10'7" x 8'11")

Bathroom 2.10m x 1.67m min (6'10" x 5'5" min)

Outside
There is a rear Communal Staircase with storage cupboard as well as Communal Gardens.

Garage 4.85m x 2.50m (15'10" x 8'2")
(approx internal measurements) the garage is located to the rear of Elizabeth Court (number 3) and has an up-and-over door.

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

The flat has double glazed windows and a modern gas fired central heating system with a Vaillant combi boiler located in the tastefully fitted kitchen, which also has some integrated appliances to include a Bosch electric oven, Lamona electric hob with extractor above, fridge/freezer as well as space for a washing machine. The outside storage cupboard has power and the gas meter. The electric meter, and consumer unit are located in fitted cloak/storage cupboards in the entrance hall. There

is a bright double aspect lounge/dining room with the lounge area having a decorative fire surround with gas fire. There are double size bedrooms with a fitted wardrobe in bedroom one and the modern bathroom with a white suite has a wall shower control with attachment and rain head shower above.