



Leasehold - Share of Freehold

£200,000

Offers in excess of



2 BEDROOM



1 RECEPTION



1 BATHROOM

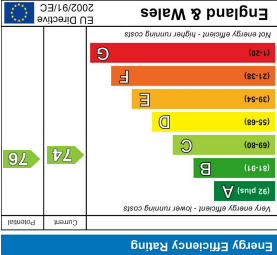
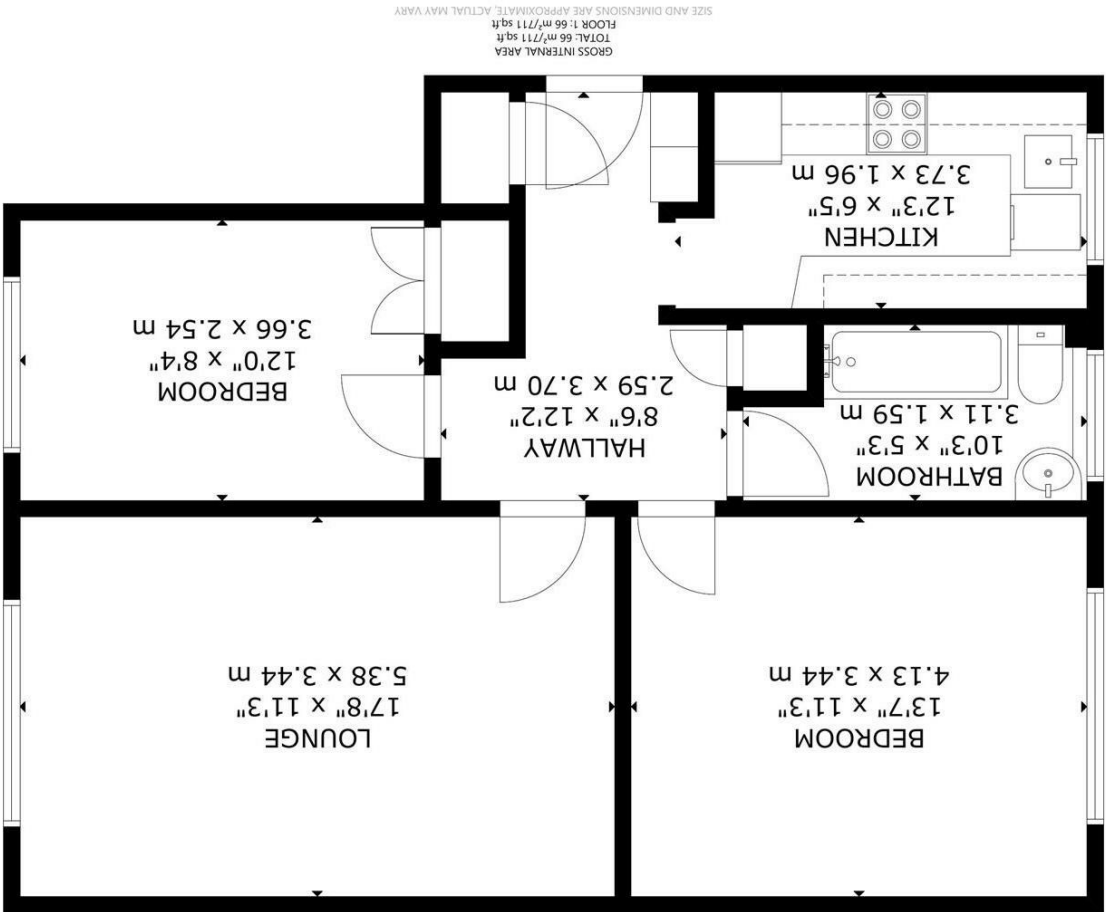


1 GARAGE



- 3D Virtual Tour
- Ground Floor Maisonette
- Potential To Improve
- Spacious Throughout
- Quiet Cul-De-Sac
- Chain Free
- Gas Central Heating
- Share Of Freehold
- Long Lease
- Shared Gardens

The Millrace, Polegate



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The Millrace, Polegate

DESCRIPTION

Two double bedrooms – Ground floor maisonette – Lounge – Kitchen – Bathroom – Shared gardens – Garage en bloc – Share of freehold – Long lease

Tucked away at the end of a quiet cul-de-sac, this purpose-built ground floor maisonette is offered with the benefit of a share of the freehold and the remainder of a 999-year lease. Conveniently located within easy reach of Polegate's shops, amenities, and mainline railway station, the property offers excellent potential for those wishing to create a home to their own style and specification.

The accommodation is arranged with an inner hall providing access to all rooms. There is a generous front aspect lounge, a kitchen, two double bedrooms, a bathroom, and a useful storage cupboard housing the boiler.

Outside, there are shared garden areas with drying facilities together with a garage situated enbloc.

Whilst modernisation is required throughout, this home represents an exciting opportunity for a buyer to unlock the full potential of the property in a sought-after and well-connected location.



The Millrace, Polegate

The Area
Polegate is a well-connected town at the foot of the South Downs, combining local convenience with easy access to neighbouring towns. The High Street offers a range of shops, cafes, and services, with further retail, supermarkets, and leisure facilities available in nearby Hailsham aswell as Eastbourne. For those who enjoy the outdoors, the Cuckoo Trail – a popular walking and cycling route – can be accessed locally and stretches through beautiful countryside towards Heathfield.

Commuters benefit from Polegate's mainline railway station with regular services to London Victoria, Brighton, Lewes, and Eastbourne, while the A27 and A22 provide straightforward road connections. The area is also well-served by schools, medical facilities, and recreational spaces, making it an attractive and practical location for a wide range of buyers.

Council Tax
The property is in Band B. The amount payable for 2025-2026 is £2,042.74. This information is taken from voa.gov.uk