



Guardian Court Brookside Avenue, Polegate BN26 6DW

Welcome to

Guardian Court Brookside Avenue, Polegate

Introducing this one bedroom second floor retirement flat available for the over 60's. Offered CHAIN FREE. With great facilities, and just a short distance away from Polegate's high street.





Entrance Hall

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom

18' 7" x 9' (5.66m x 2.74m)

Kitchen

8' 6" x 4' 11" (2.59m x 1.50m)

Shower Room

7' 4" x 4' 11" (2.24m x 1.50m)

Garage

Total floor area 45.6 m² (491 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

**Guardian Court Brookside Avenue,
Polegate**

- OVER 60'S
- PEACEFUL SETTING WITH COMMUNAL GARDENS
- SECOND FLOOR FLAT - LIFT AVAILABLE
- NEAR TO LOCAL HIGH STREET
- COMMUNAL LOUNGE FOR RESIDENTS

Tenure: Leasehold EPC Rating: C

£129,950



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PLG106712 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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