



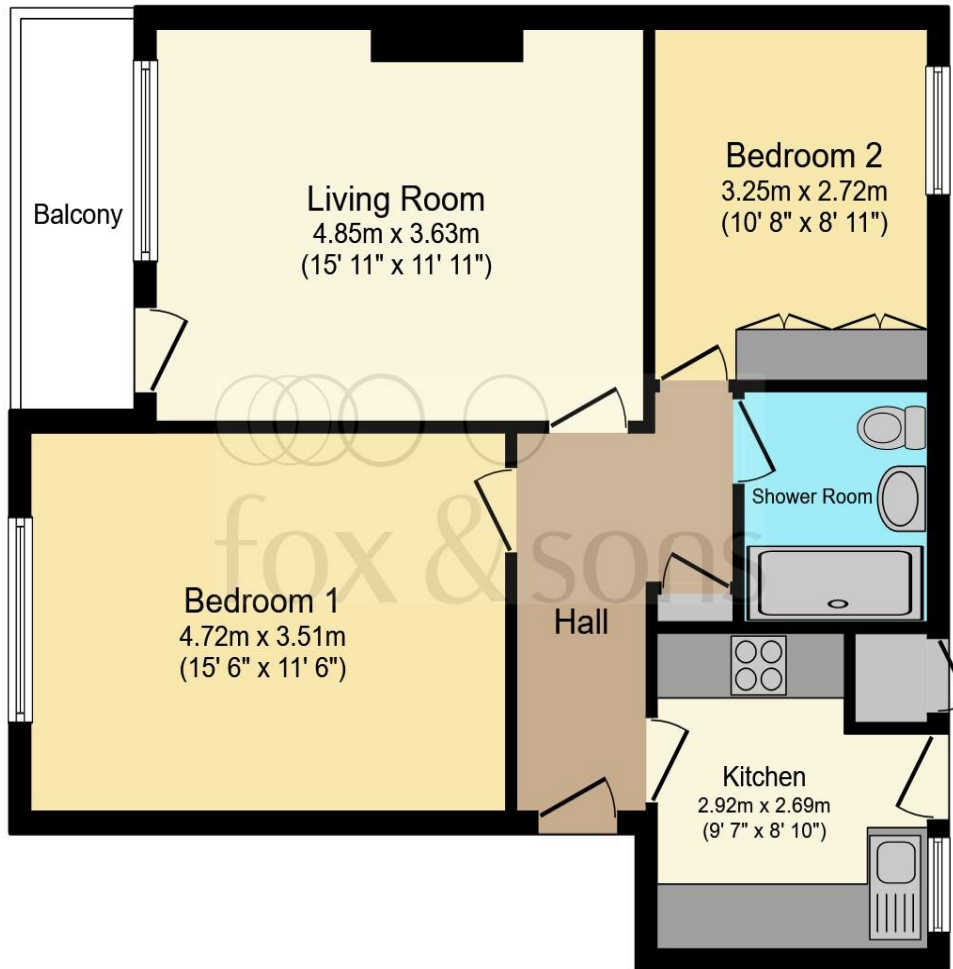
Hadley Court Church Road, Polegate BN26 5BY

Welcome to

Hadley Court Church Road, Polegate

Hadley Court is conveniently located a very short distance away from Polegate's High Street, offering an array of local shops and businesses. Also, the mainline railway station with direct links to Brighton and London, an ideal location for commuters.





Entrance Hall

Living Room

15' 11" x 11' 11" (4.85m x 3.63m)

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Bedroom 1

15' 6" x 11' 6" (4.72m x 3.51m)

Bedroom 2

10' 8" x 8' 11" (3.25m x 2.72m)

Shower Room

Balcony

Communal Garden

Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Hadley Court Church Road, Polegate

- GROUND FLOOR FLAT
- TWO BEDROOMS
- IDEAL LOCATION
- NEAR TO TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: D

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.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PLG106797 - 0003

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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