



Aberdale Road, Polegate BN26 6JH



welcome to

Aberdale Road, Polegate

Ground floor two bedroom flat with own front door to side, needs some work and updating, no chain, Polegate location with mainline station. Note - gas fired boiler does not work.



This is a ground floor two bedroom flat, it does require new heating and hot water system as current boiler no longer works and additional updating to the flat, there is no onward chain. Share of Freehold.



view this property online fox-and-sons.co.uk/Property/PLG106972



welcome to

Aberdale Road, Polegate

- Needs modernising
- No heating and no hot water -- boiler is broken
- 2 bedrooms
- Share of freehold
- No chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess

£160,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG106972



Property Ref:
PLG106972 - 0014

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.

fox & sons



01323 486561



polegate@fox-and-sons.co.uk



56A High Street, POLEGATE, East Sussex, BN26 6AD



fox-and-sons.co.uk