

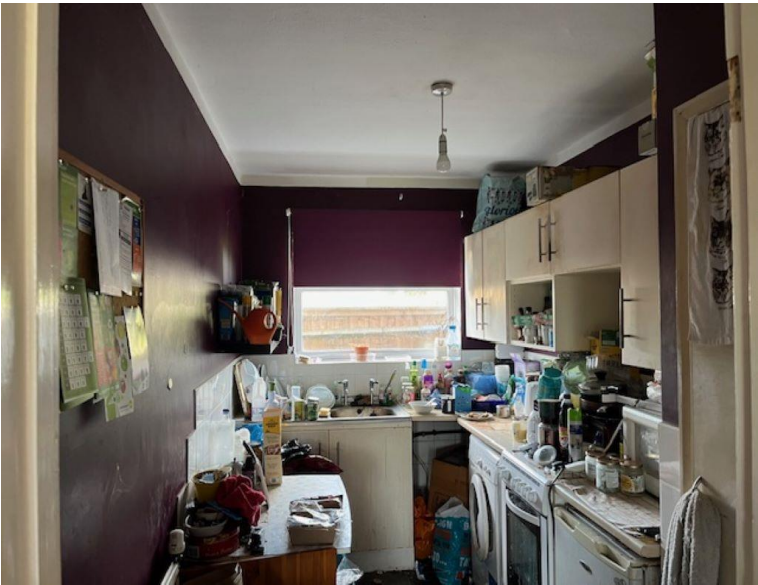


Aberdale Road, Polegate BN26 6JH

welcome to

Aberdale Road, Polegate

Ground floor two bedroom flat, with private front door to the side. Needs some work and updating. Free of chain. Polegate location with mainline train station and High Street just a short walk away, plus bus routes located nearby. Note: gas fired boiler does not work.



welcome to
Aberdale Road,
Polegate

- In need of modernising
- 2 bedrooms
- CHAIN-FREE
- No heating and no hot water - boiler is broken
- Peaceful residential location

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£155,000



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



Property Ref:
PLG106972 - 0021

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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