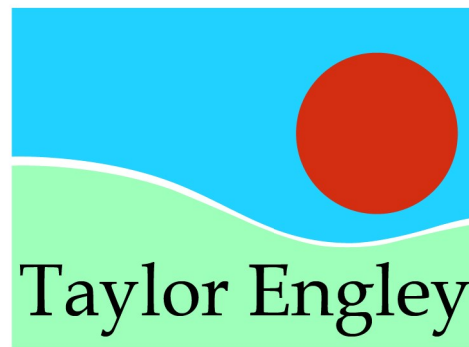


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20 Gilda Crescent, Polegate, East Sussex, BN26 6AN
Guide Price £135,000 Leasehold

An excellent opportunity has arisen to acquire this **TWO BEDROOMED GROUND FLOOR APARTMENT** in the popular Polegate area being within walking distance from the mainline railway station and shops. Although the property requires modernisation and refurbishment throughout, it is noted to benefit from it's own private entrance, driveway parking, fitted kitchen, 2 bedrooms, gas fired central heating, double glazed windows and private rear garden. The property is offered to the market chain free. EPC=C.



The property is conveniently situated just walking distance from Polegate high street with its mainline railway station and range of amenities. Eastbourne with its range of comprehensive shopping facilities, mainline railway station, theatres and seafront being approximately 5 miles distant.

***CASH BUYERS ONLY* CHAIN FREE* *CONVENIENT POLEGATE LOCATION* *FITTED KITCHEN*
LIVING/DINING ROOM *2 BEDROOMS* *DRIVEWAY PARKING* *DOUBLE GLAZED WINDOWS*
*GAS FIRED CENTRAL HEATING***



The accommodation

Compromises:

Private front door opening to:

Hall

Cupboard housing consumer unit and electricity meters, radiator, storage cupboard.

Kitchen

11'02 x 7'01 (3.40m x 2.16m)
Single drainer sink, electric eye level oven, 4 ring gas hob, range of wall and base units, washing machine, fridge freezer, double glazed window, door onto rear garden, radiator.

Living/Dining Room

16'08 x 10'08 (5.08m x 3.25m)
Double glazed bay window to front aspect, radiator.

Bedroom 1

13'01 x 10'06 (3.99m x 3.20m)
Double glazed window to rear, radiator, cupboard housing Worcester boiler.

Bedroom 2

9'11 x 7 (3.02m x 2.13m)
Double glazed window to front, radiator.

Shower Room

Driveway

Blocked paved driveway for one car.

Garden

Level lawned private garden with seating area and shed

N.B

We have been informed by the vendor that there is approximately 44 years remaining on the lease.

Ground rent £35 per annum
Maintenance £400 per annum for buildings insurance. Other liabilities in the lease attach to the

tenant.

(All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

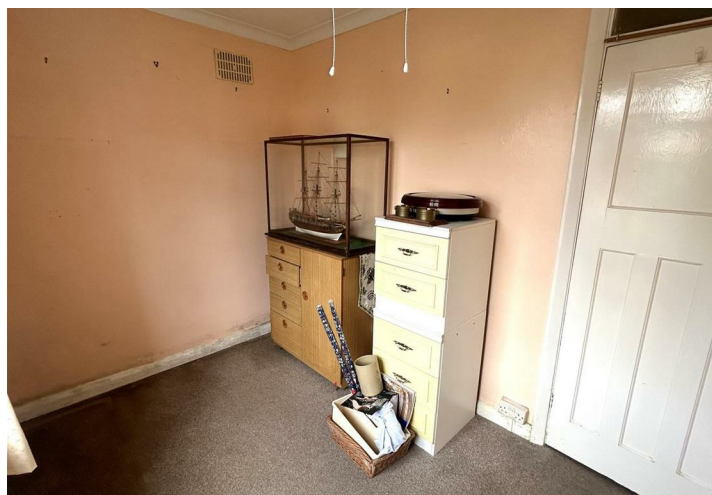
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

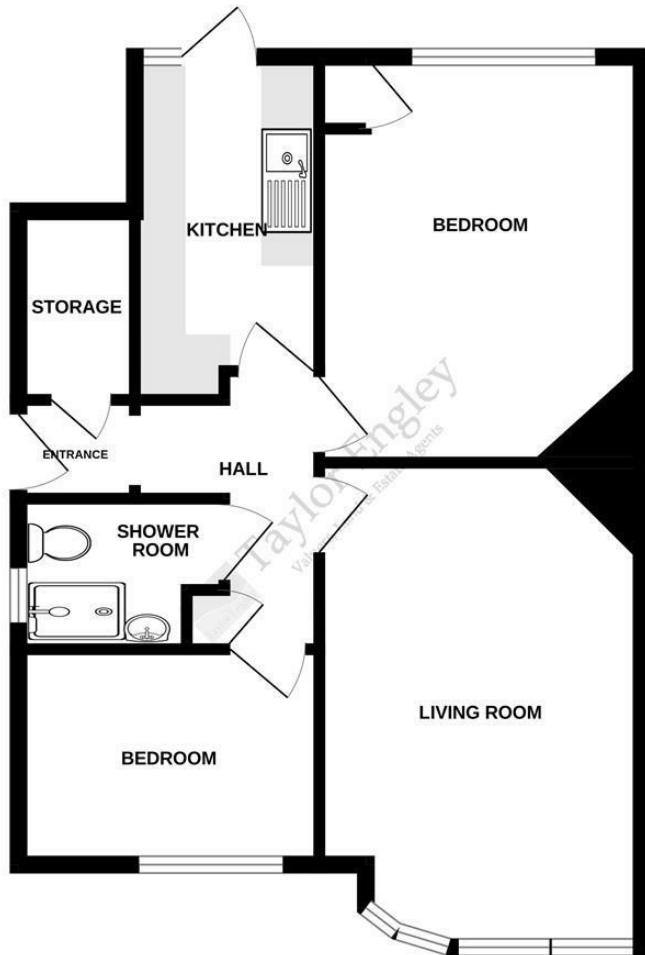
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

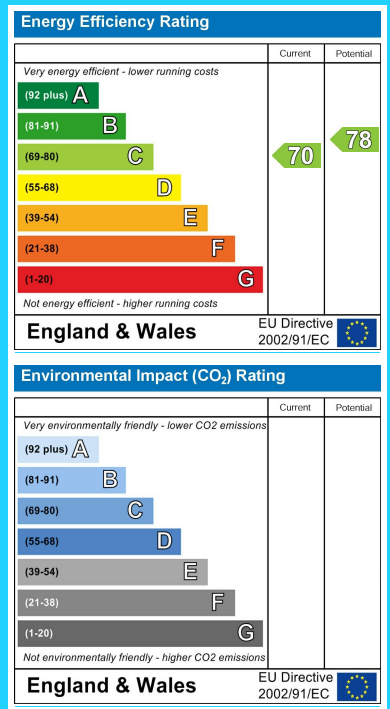


GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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