



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£154,950



123b Southfield, Polegate, BN26 5LZ

A good size one bedroom first floor maisonette with wonderful lawned private rear garden. Situated on the borders of Wannock and Polegate the maisonette which is being sold CHAIN FREE benefits from its own private entrance door, a refitted kitchen & bathroom and lounge/dining room. Further benefits include double glazing and gas central heating. Polegate High Street with its parade of shops and mainline railway station is within comfortable walking distance. An internal inspection comes highly recommended.

123b Southfield,
Polegate, BN26 5LZ

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Main Features

- Polegate Garden Maisonette
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Private Rear Garden
- CHAIN FREE

Entrance

Private entrance door to -

Hallway

Door to private garden. Stairs to -

First Floor Landing

Built-in cupboard. Loft Access (not inspected). Double glazed window.

Lounge

13'10 x 10'10 (4.22m x 3.30m)

Radiator. Coved ceiling. Feature fireplace with tiled surround and hearth. Double glazed window with wonderful far reaching views towards the South Downs.

Fitted Kitchen

9'0 x 6'8 (2.74m x 2.03m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Wall mounted gas boiler. Radiator. Larder cupboard. Double glazed window to front aspect.

Bedroom

10'8 x 9'7 (3.25m x 2.92m)

Radiator. Airing cupboard housing hot water cylinder. Built-in wardrobe with hanging rail. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The wonderful private rear garden is mainly laid to lawn with mature trees & shrubs and gated access.

EPC = D

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £10 per annum

Maintenance: £154.34 per annum.

Lease: 179 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.