



TOWN FLATS

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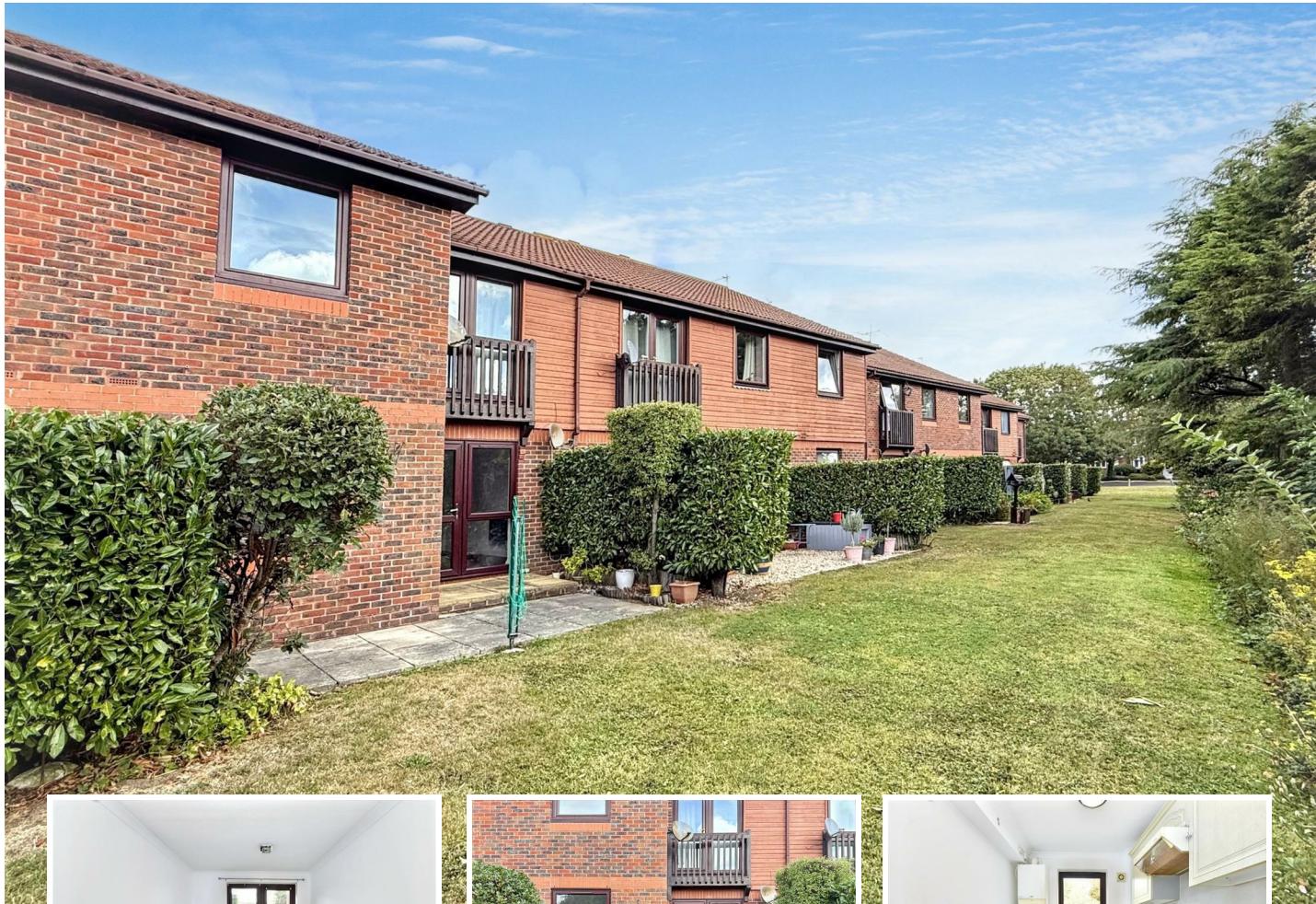
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Leasehold

Guide Price

£170,000-£180,000

2 Bedroom 1 Reception 1 Bathroom



2 Hawthorn Court, Black Path, Polegate, BN26 5AP

GUIDE PRICE *** £170,000 - £180,000 ***

Being sold CHAIN FREE, this newly redecorated ground floor flat has two bedrooms and boasts an area of private patio that opens only attractive communal gardens with a pleasant Westerly aspect. Both the kitchen and bathroom/wc could benefit from replacement/modernisation but some new carpets have also been fitted. Both allocated and visitor parking bays are located in the rear parking area off Manor Way and Polegate High street shops and the mainline railway station with direct trains to Lewes and London are just a short walk away.

**2 Hawthorn Court
Black Path,
Polegate, BN26 5AP**

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Main Features

- Newly Redecorated Garden
- Apartment Located In
Polegate
- 2 Bedrooms
- Ground Floor
- Sitting Room
- Private Patio Area Opening
To Communal Gardens
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Allocated & Visitors Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system to communal hallway. Ground floor private entrance door to -

Hallway

Radiator. Linen cupboard including radiator. Carpet.

Sitting Room

15'2 x 9'7 (4.62m x 2.92m)

Radiator. Wall mounted electric fire. Carpet. Double glazed window and double glazed door to -

Private Patio Area

Area of private patio garden that opens onto Westerly facing communal gardens.

Fitted Kitchen

8'6 x 6'9 (2.59m x 2.06m)

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring gas hob and electric oven under. Space for refrigerator. Plumbing and space for washing machine. Range of wall mounted units. Extractor. Wall mounted gas boiler. Radiator (not connected). Double glazed window to front aspect.

Bedroom 1

11'9 x 9'8 (3.58m x 2.95m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

12'3 x 7'2 (3.73m x 2.18m)

Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Parking

Both allocated (No.2) and visitors parking bays can be located to the rear of the block accessed via Manor Way.

EPC = C

Council Tax Band = C

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: £75 per annum

Maintenance: £725.62 paid half yearly

Lease: 125 years from 1991. We have been advised of the 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.