Brookside Avenue, Polegate

1 BEDROOM | 1 RECEPTION | 1 BATHROOM | 0 GARAGE

£105,000

Leasehold





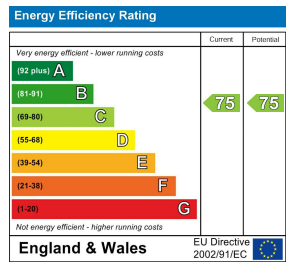


- For Over 60s
- First Floor Flat
- 24-Hour Alarm
- Estate Manager
- Communal Lounge
- Communal Laundry
- Lift to First Floor
- Large Store Cupboard
- Communal Gardens
- NO ONWARD CHAIN



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Brookside Avenue, Polegate



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DESCRIPTION

Retirement Flat - For Over 60s - First Floor - Overlooks Woodland - Lounge - Kitchen - Bedroom - Shower Room/WC - Large Storage Cupboard - Dbl Glz Windows - Comm Heating & Hot Water - 24-Hour Alarm - Estate Manager - Lift - Comm Lounge & Laundry - NO ONWARD CHAIN

A first floor one bedroom flat for the over-60s, occupying a position at the end of this popular retirement development, with a pleasant outlook of the adjoining woodland.

The accommodation comprises a comfortable lounge with access to the kitchen, a bedroom with built-in wardrobes and a shower room/WC. Further benefits include a generous walk-in storage cupboard in the entrance hall, double glazed windows, communal heating and hot water (included within the monthly maintenance charge), an entry phone system and a 24-hour emergency alarm.

Guardian Court offers a range of communal facilities, including a resident estate manager, a communal lounge, laundry facilities with an outside drying area and a guest suite with its own shower room. The development also benefits from a lift and communal staircase providing access to all floors.

The property is set within well maintained communal gardens, which also incorporate a communal patio and parking areas, dustbin stores as well as a designated storage facility for mobility scooters.

Polegate High Street is conveniently located nearby and offers a variety of shops, medical centres, regular bus services and a mainline railway station, providing connections to Eastbourne, Brighton and London Victoria. Additional bus services operate along Hailsham Road, situated to the rear of Guardian Court, while Polegate Community Centre can be found in nearby Windsor Way.











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Communal Entrance with security entry system into communal hall. Staircase and lift to first floor with private front door to -

Hallway

Storage Cupboard 1.78m max x 1.18m max (5'10" max x 3'10" max)

Lounge 4.05m x 4.01m (13'3" x 13'1")

Kitchen 2.58m x 1.50m (8'5" x 4'11")

Bedroom 3.08m min x 3.07m (10'1" min x 10'0")

Shower Room 2.33m max x 1.50m (7'7" max x 4'11")

Council Tax
The property is in Band B. The amount for 2026-2027 is £2,147.22. This information is taken from voa.gov.uk