



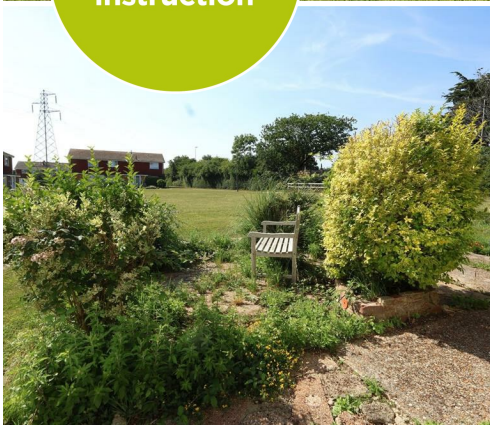
HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



Aberdale Road, Polegate, BN26 6JH

Share of Freehold | Flat | 1 Bedrooms

A one bedroom maisonette that comes with a garden area, share of freehold and private entrance. The property is located within a popular development in Polegate that has a central greensward. The maisonette is in need of some modernisation works but offers a fantastic opportunity to create a lovely home. Offered to the market with no onward chain.

FOR SALE
SHARE OF
£135,000

Location

Polegate is a popular location with its connectivity by train to London Victoria, Lewes & Brighton. Alternatively by car you have easy access to the A22 & A27. Polegate High Street has a selection of independent shops as well as cafes and a Harvester.

Front Garden

The apartment comes with the front garden area which is mainly laid to patio with a raised flowerbed.

Entrance Stairway

The private entrance door opens into the stairway which rises to the first floor.

Landing

Bedroom 13'9" x 8'11" (4.20 x 2.74)

Fitted with wardrobes as well as an over stairs storage cupboard. Double glazed window overlooking the communal grounds. Double doors through to living room. Powerpoints, radiator, ceiling light and carpet.

Bathroom 7'6" x 5'0" (2.30 x 1.53)

Fitted with a white suite comprising of toilet, pedestal basin and bath with a shower over. Partly tiled walls, vinyl flooring, extractor and ceiling light.

Living Room 15'1" x 9'1" (4.60 x 2.78)

Double glazed window, carpet, radiator, electric fireplace, powerpoints and ceiling light.

Kitchen 7'6" x 5'1" (2.30 x 1.57)

Fitted with wall and floor units, worktop with stainless steel sink. Integrated oven with hob. Space for fridge freezer. Double glazed window, powerpoints, vinyl flooring and ceiling light.

Lease

We understand that the comes with a share of the freehold and a 999 year lease commencing in 1967.

The service charge is approximately £300 per annum.

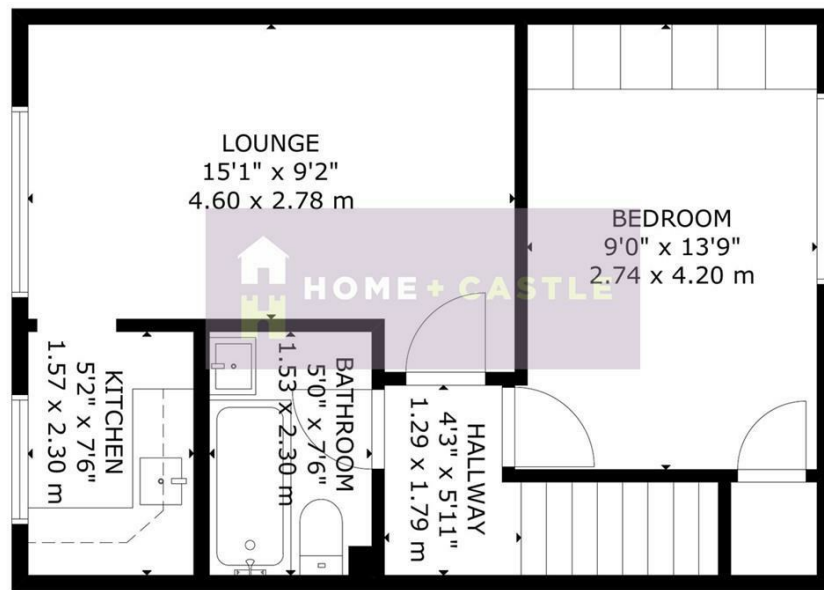
Additional Information

EPC Rating: D

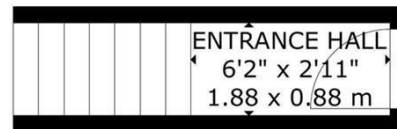
Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



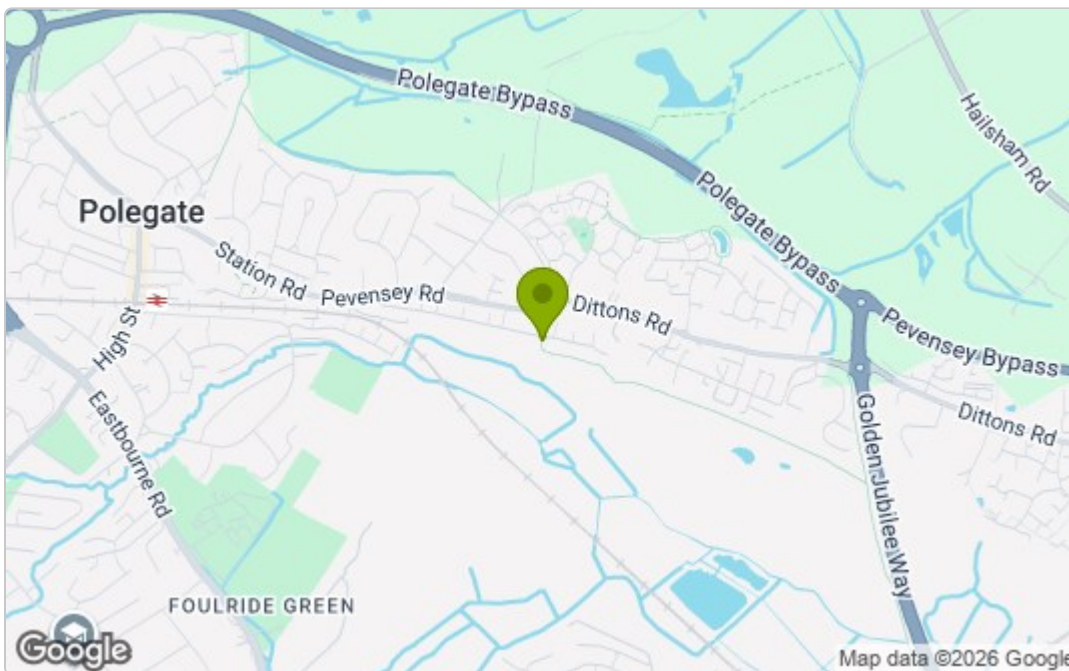
FLOOR 2



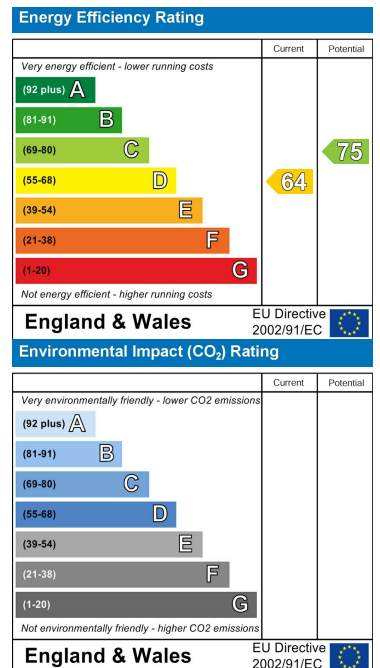
FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 42 m²/451 sq.ft
 FLOOR 1: 3 m²/34 sq.ft, FLOOR 2: 39 m²/417 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.