

Brookside Avenue, Polegate



- 1st Floor Retirement Flat
- For The Over 60s
- Lounge
- Kitchen
- Bedroom
- Shower Room/wc
- 24-Hr Alarm System
- Estate Manager
- Com Heating & Hot Water
- Com Lounge & Laundry



Leasehold

£85,000

1 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

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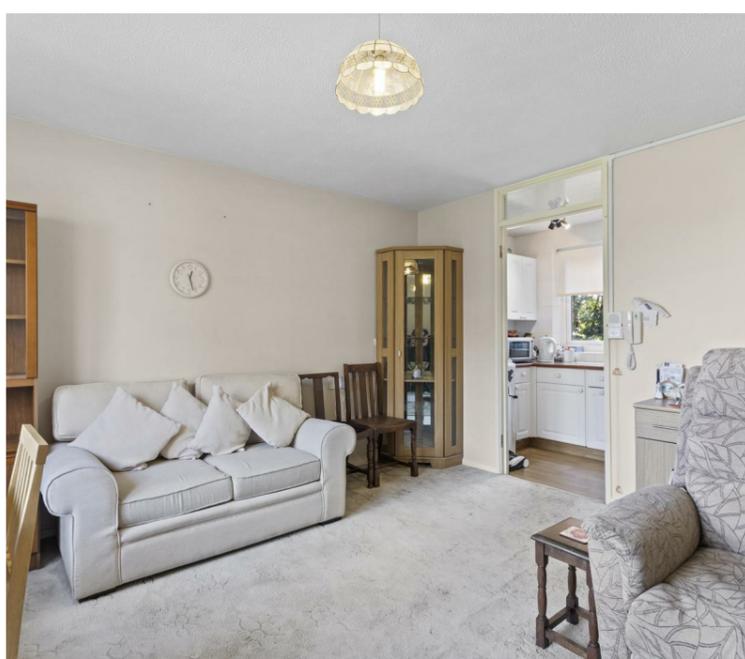
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DESCRIPTION

Retirement Flat For Over 60s - First Floor - Lounge - Kitchen - Bedroom - Shower Room/wc - Large Storage Cupboard - Communal Heating & Hot Water - Double Glazing - 24 Hr Alarm - Estate Manager - Communal Lounge & Laundry - Lift - Communal Gardens - Communal Parking - SEE OUR 3D TOUR

A 1-bedroomed first floor flat for the over 60s forming part of this popular retirement development. The flat is one of the dual aspect designs and enjoys a pleasant outlook at the rear of Guardian Court and features a bright lounge, modern kitchen and shower room/wc, double size bedroom with built-in wardrobe and there is the advantage of a large storage cupboard in the hallway. There is also communal heating & hot water, which is included in the monthly service charges, double glazing and an entryphone. Guardian Court also provides a 24-hour alarm system, resident estate manager, lifts, communal lounge and laundry with outside drying area, guest suite with separate shower room. There are nicely maintained communal gardens, communal parking areas as well as a store unit for mobility scooters.

Guardian Court is conveniently located for Polegate High Street, which has a variety of shops, medical centres, bus services and a mainline railway station, connecting with Eastbourne, Brighton and London Victoria. Buses also pass along Hailsham Road, which is at the rear of Guardian Court and Polegate Community Centre is nearby, at Windsor Way.



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Communal Entrance with Entryphone system into Communal Hall. Lift and staircase to First Floor with private front door into an L-shaped Entrance Hall.

Lounge 4.03m x 3.90m (13'2" x 12'9")

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

Bedroom 3.76m x 3.06m (12'4" x 10'0")

Shower Room

Guardian Court is set within nicely maintained Communal Gardens where there is also Communal Parking areas.

Council Tax

The property is in Band B. The amount payable for 2025-2026 is £2,042.74. This information is taken from voa.gov.uk

Located in the L-shaped hallway is a large walk-in shelved storage/linen cupboard, which has a light and also houses the fuse box. The bright lounge has a pleasant outlook over the rear communal gardens having an entryphone and there is access to the kitchen, which is well complemented with matching wall and base units, appliance spaces for and electric cooker and fridge/freezer. The dual aspect bedroom has a built-in double wardrobe and the nicely tiled shower room has a shower cubicle with hand grips and there is an extractor.