



# TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

1 Bedroom

1 Reception

1 Bathroom

# £159,950



## 9 Millfields Court, Windsor Way, Polegate, BN26 6QE

A well presented one bedroom purpose built ground floor flat forming part of a small block within this popular development in Polegate. The property offers a bright and comfortable living room with views over the lawned communal gardens, a fitted kitchen, a good sized bedroom with built in wardrobe and an en-suite bathroom, plus the benefit of a separate cloakroom/WC. Further features include double glazing, electric heating and a share of the freehold. Ideally located within walking distance of Polegate High Street, the flat enjoys easy access to local shops, medical facilities, bus routes and the mainline railway station. The nearby Cuckoo Trail provides excellent countryside walks and cycling routes, making this an ideal home for first time buyers, downsizers or investors alike.

**9 Millfields Court,  
Windsor Way,  
Polegate, BN26 6QE**

**£159,950**

**Main Features**

- Well Presented Polegate Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing
- Communal Gardens

**Entrance**

Communal entrance with ground floor private entrance door to -

**Lounge**

13'0 x 12'1 (3.96m x 3.68m )

Night storage heater. Double glazed window to rear aspect. Opening to -

**Fitted Kitchen**

8'10 x 7'4 (2.69m x 2.24m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood. 2 Under counter spaces. Plumbing and space for washing machine. Electric radiator. Double glazed window to rear aspect.

**Bedroom**

12'6 x 8'9 (3.81m x 2.67m )

Electric radiator. Built-in wardrobes. Double glazed window to front aspect.

**Bathroom**

Suite comprising panelled bath with chrome mixer tap and shower over.

Wash hand basin with mixer tap. Heated towel rail. Airing cupboard.

Frosted double glazed window.

**Separate Cloakroom**

Low level WC. Wash hand basin with mixer tap. electric radiator. Frosted double glazed window.

**Outside**

Lawned communal gardens.

**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: N/A**

**Maintenance: £120 per calendar month**

**Lease: 999 years from 1975. 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.