



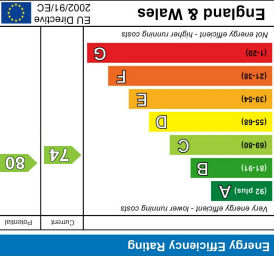
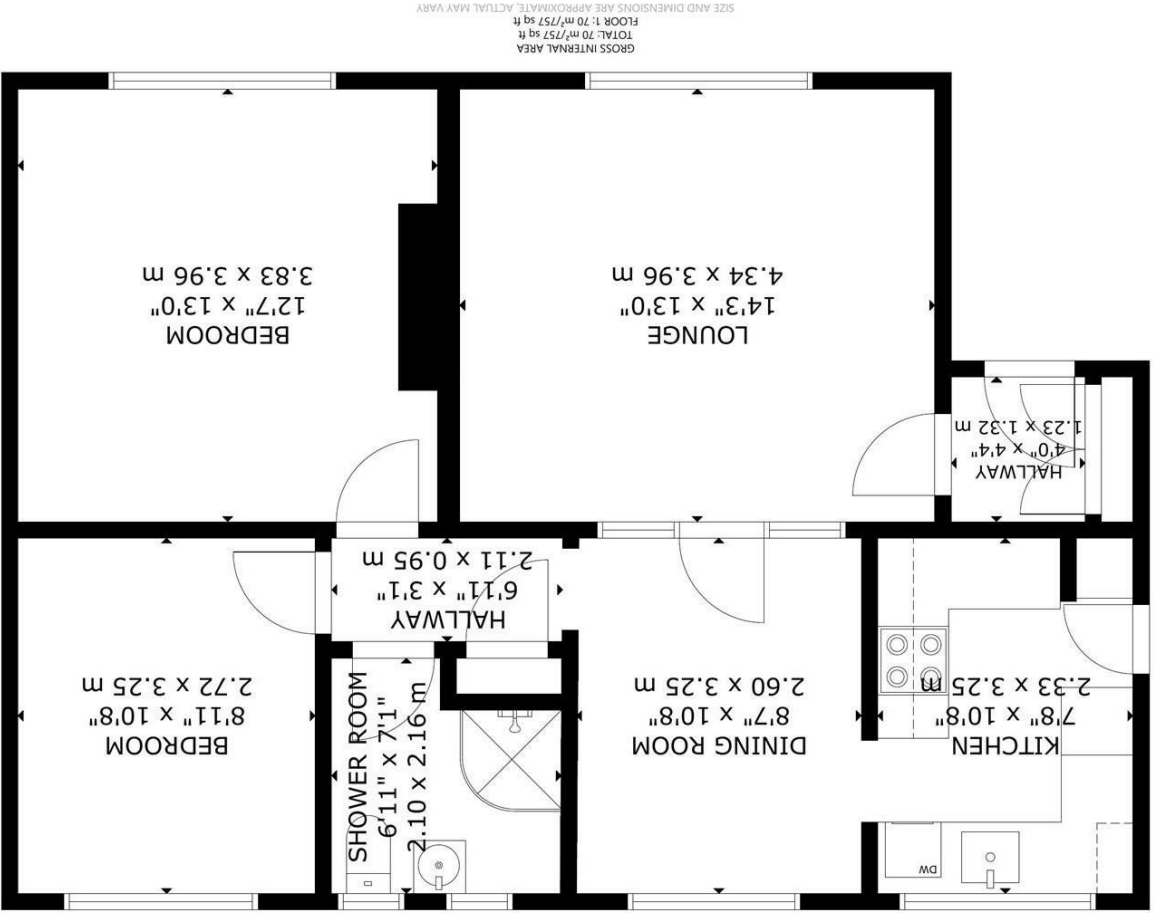
Leasehold

£210,000



- Spacious & Bright
- First Floor
- Modern Kitchen
- Integrated Appliances
- 2-Reception Rooms
- 2-Bedrooms
- Nice Shower Room
- Gas c/h & Dbl glz
- Parking Space
- Share of Freehold

High Street, Polegate



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High Street, Polegate

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - IDEAL FOR FIRST TIME BUYERS - Spacious & Bright - Car Parking Space - 2 Receptions - Tastefully Kitchen - 2 Good Size Bedrooms - Nice Shower Room/wc - Gas c/h & Dbl glz - Share of Freehold - NO ONGOING CHAIN

This bright and spacious two bedroom first floor flat is ideally situated in the heart of Polegate High Street and benefits from a good lease term with a share of the freehold, making this an ideal home, particularly for first time buyers.

The accommodation is nicely presented and comprises a comfortable lounge with a tiled fireplace and enjoys and outlook of the High Street, a separate dining room and a tastefully fitted kitchen complete with integrated appliances. The kitchen also has access to a rear communal staircase and an outside storage cupboard, adding to the practicality of the home. There are two well proportioned bedrooms, a modern shower room/wc, gas fired central heating system with a combi boiler and double glazing. The flat also has the added advantage of an allocated parking space to the rear, a valuable feature for such a central location.

Polegate High Street has various shops, medical centres, bus services and a mainline railway station, connecting to Eastbourne, Brighton and London Victoria. Access to the A27 and A22 is close by and Eastbourne is approximately six miles.



High Street, Polegate

Communal entrance into communal entrance hall. Staircase rising to first floor with private front door to lobby, glazed inner door to -

Lounge 4.26m x 3.90m (13'11" x 12'9")

Dining Room 3.24m x 2.56m (10'7" x 8'4")

Kitchen 3.24m x 2.37m (10'7" x 7'9")

Inner Hall

Bedroom 1 3.90m x 3.80m (12'9" x 12'5")

Bedroom 2 3.24m x 2.74m (10'7" x 8'11")

Shower Room 2.26m max x 2.08m max (7'4" max x 6'9" max)

Outside
There is a rear Communal Staircase with storage cupboard as well as Communal Gardens, and an Allocated Parking Space (number 5 second from the end).

Council Tax
The property is in Band B. The amount payable for 2026-2027 is £2,147.22. This information is taken from voa.gov.uk. We recommend a purchaser verifies this prior to exchange of contracts.

Located in the the entrance lobby is a useful built-in storage cupboard with cupboards above and houses the consumer unit. The kitchen is tastefully fitted with matching units - one housing a Remeha combi boiler, integrated appliances to include an electric oven, induction hob, washer/dryer and fridge/freezer as well as having access to the rear communal staircase and storage cupboard, which houses the gas meter. The electric meter can be found in a ground floor communal cupboard.