



St Mary's Lynholm Road, Polegate BN26 6JZ

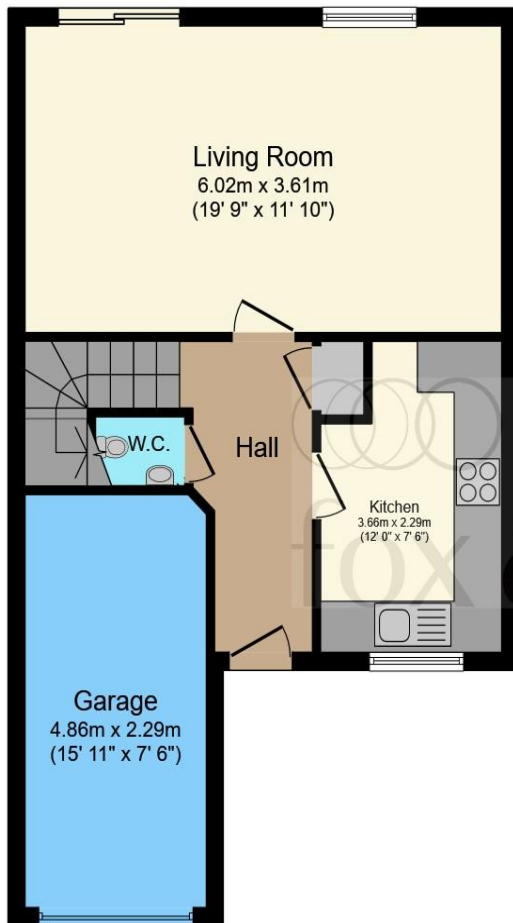
welcome to

St Mary's Lynholm Road, Polegate

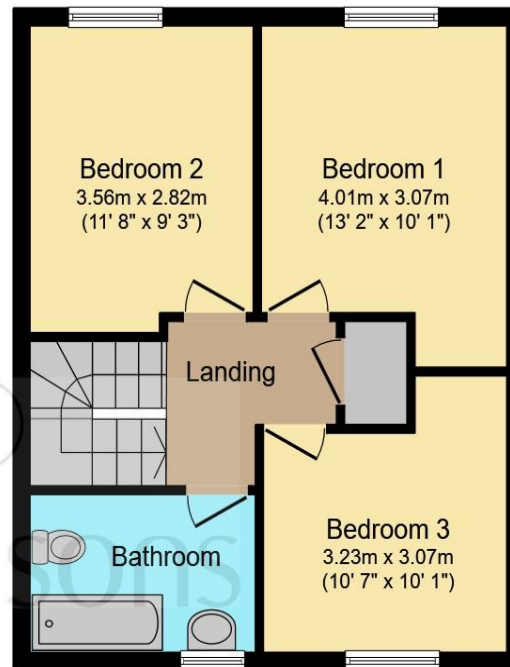
GUIDE £325,000-£350,000

Three-bedroom semi-detached home offered with tenant in situ, making it an ideal ready-made investment. Featuring a garage, driveway, spacious garden, double glazing, and a practical layout across two floors, this property delivers rental appeal in a sought-after area.





Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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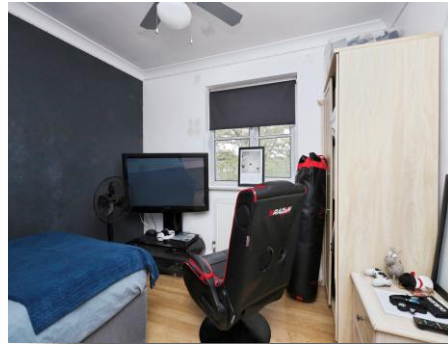
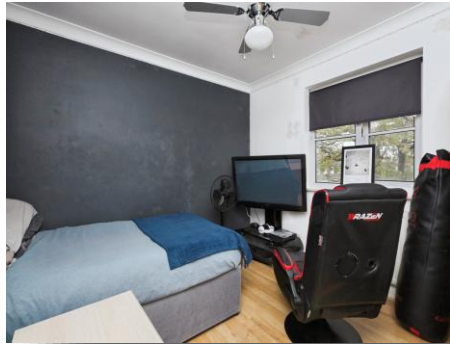
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- Tenant in situ - investors only
- Three-bedroom semi-detached house
- Well-kept throughout with double glazing and carpets
- Standard fitted kitchen with gas hob and appliance spaces
- Downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107211



Property Ref:
PLG107211 - 0010

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