

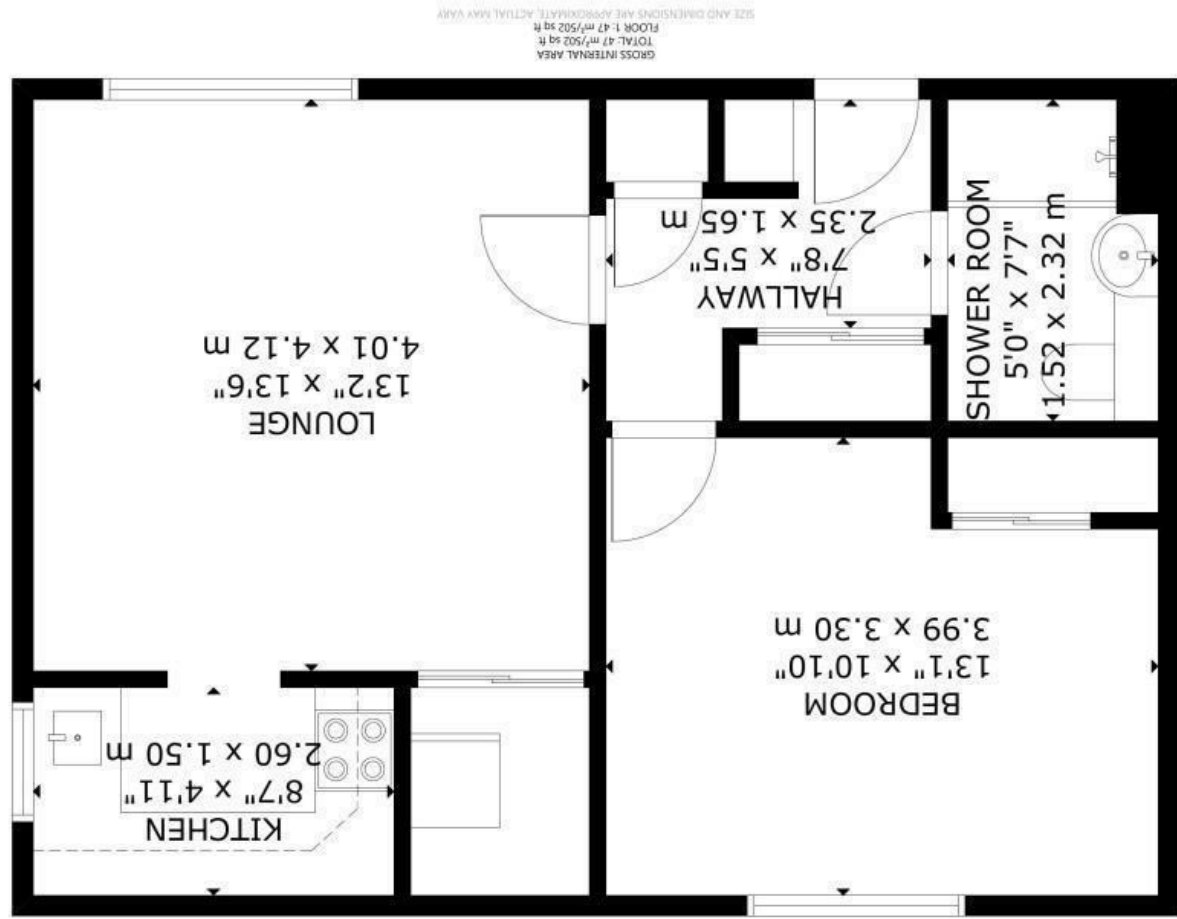
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48 High Street | Polegate | East Sussex | BN26 6AG

Energy Efficiency Rating	
Current	Potential
75	78

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs



Brookside Avenue, Polegate



- 1st Floor Retirement Flat
- 1-Bedroom
- Bright Living Room
- Kitchen
- Shower Room/wc
- Excellent Storage
- 24-Hour Alarm
- Resident Manager
- Com Lounge & Laundry
- NO CHAIN



Leasehold

£98,000

1 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

Brookside Avenue, Polegate

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DESCRIPTION

Retirement Flat - For Over 60s - First Floor - Pleasant & Bright Living Room - Modern Kitchen - Double Bedroom - Shower Room/wc - Excellent Storage - Com Heating & Hot Water - 24 Hr Alarm - Estate Manager - Lifts - Com Lounge & Laundry - Com Gardens & Parking - 3D Tour

A most pleasant and bright 1-bedroomed first floor flat for the over 60s forming part of this popular retirement development. This comfortable flat features a good size living room enjoying a south-westerly aspect and has sliding doors to a large walk-in storage cupboard, modern kitchen and shower room/wc and there is a double size bedroom with built-in wardrobe. The flat also has excellent storage facilities, entryphone, 24-hour alarm, double glazed windows and communal heating & hot water, which is included in the monthly charges. Guardian Court provides a resident estate manager, communal lounge & laundry - with outside drying area, guest suite, lifts and outside are nicely maintained communal gardens with patio and communal parking areas. NO ONGOING CHAIN

Guardian Court is conveniently located for Polegate High Street, which has various shops, medical centres, bus services and mainline railway station. Buses also pass along Hailsham Road, which is just to the rear of Guardian Court and The Community Centre is close by, located at Windsor Way.



Brookside Avenue, Polegate

Communal Entrance with security entry system into the communal hall, which also has rear access to Hailsham Road. Lifts and staircase to first floor communal hallway and private front door into -

Hallway

Living Room 4.06m x 3.97m (13'3" x 13'0")

Walk-In Cupboard 1.51m x 1.28m (4'11" x 4'2")

Kitchen 2.57m x 1.50m (8'5" x 4'11")

Bedroom 4.00m x 3.39m max (13'1" x 11'1" max)

Shower Room 2.24m x 1.51m (7'4" x 4'11")

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

In the hallway is a useful cloaks recess with consumer unit and in addition are two excellent storage cupboards. The bright and comfortable living room has an outlook towards the front communal gardens with distant views of the South Downs as well as having sliding doors to a large walk-in storage cupboard with light. The kitchen is well complemented with matching wall and base units, laminated work surfaces and a Hotpoint electric ceramic hob. The double size bedroom overlooks Hailsham Road and also has a built-in wardrobe, and the internal shower room has a modern white suite having a good size shower cubicle, nicely tiled walls and an extractor.

Approximately 45 square metres or 484 square feet