



Leasehold

£220,000



- Modern & Stylish
- Ground Floor
- Rear Patio Area
- 2-Receptions
- Tastefully Fitted Kitchen
- Beautiful Bathroom
- 2 Double Bedrooms
- Gas c/h & Dbl glz
- Outside Storage
- SHARE OF FREEHOLD



2 BEDROOM



2 RECEPTION



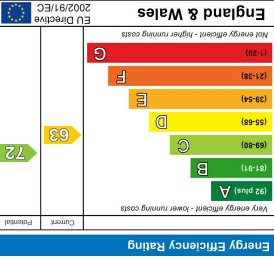
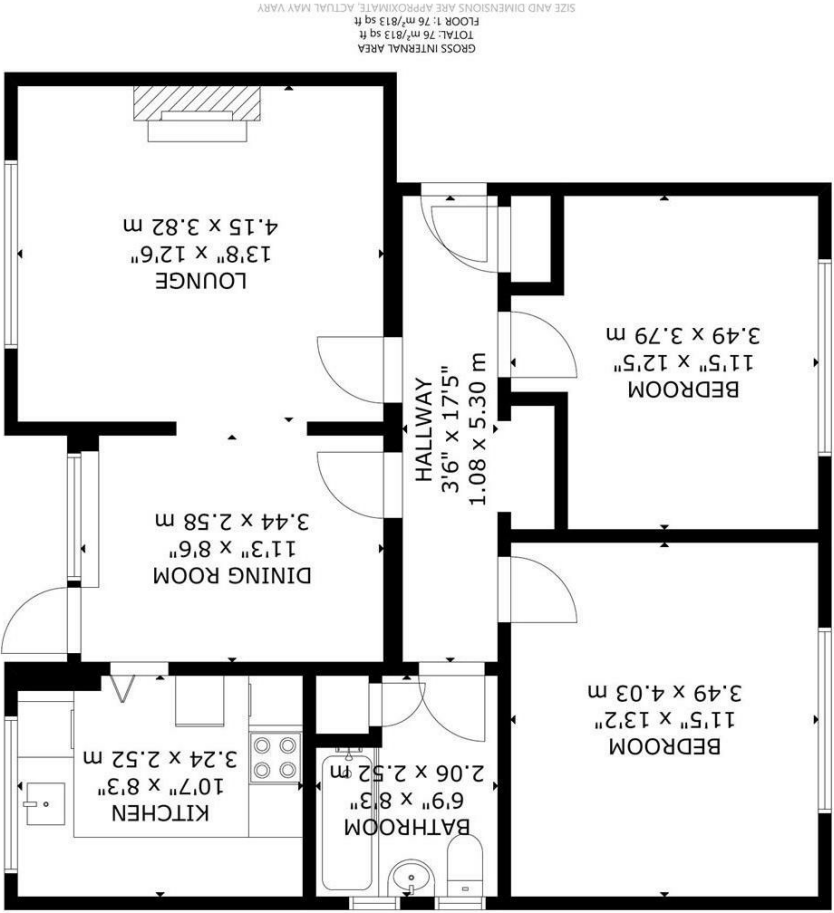
1 BATHROOM



0 GARAGE

Old Drive, Polegate

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Old Drive, Polegate

DESCRIPTION

Modern & Stylish Design - Spacious Ground Floor - Patio Area - Close to High Street - 2 Receptions - Tastefully Fitted Kitchen - Beautiful Bathroom/wc - 2 Double Size Bedrooms - Gas c/h & Dbl glz - Long Lease Term - Share of Freehold

A most stylish 2-bedroomed ground floor purpose built flat providing spacious and nicely decorated living accommodation creating a bright and welcoming home. There are two well proportioned reception rooms, including a dining room with direct access to a delightful patio area, ideal for relaxation and enjoys a pleasant south-westerly aspect. The tastefully fitted and well planned kitchen includes an electric oven, hob as well as excellent storage and workspace. There are double sized bedrooms, all presented in excellent decorative order and a particular feature of the flat is the beautifully tiled luxury bathroom, fitted with a contemporary white suite to include a deep panelled bath. In addition, the flat benefits from nicely laid engineered wood flooring, gas central heating with a modern combi boiler and double glazing. Residents enjoy well maintained communal gardens and there is the advantage of an outside storage cupboard and a communal drying area.

Southdown Court is ideally located close to Polegate High Street, which 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 there are many surrounding countryside walks, particularly the recently opened Lewes Road (A27) cycle/pathway route and Cuckoo Trail.



Old Drive, Polegate

Communal Entrance to Communal Hallway. Private front door into hallway.

Lounge 4.09m x 3.81m (13'5" x 12'5")

Dining Room 3.17m x 2.60m (10'4" x 8'6")

Kitchen 3.21m x 2.48m (10'6" x 8'1")

Bedroom 1 4.00m x 3.48m (13'1" x 11'5")

Bedroom 2 3.78m max x 2.86m (12'4" max x 9'4")

Bathroom 2.45m max x 2.08m (8'0" max x 6'9")

Outside
Southdown Court is set within lovely Communal Gardens bordered at the rear with many mature trees giving a degree of privacy from the main Lewes Road. There is a storage cupboard and an adjacent Communal Drying Area.

Council Tax
The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is taken from voa.gov.uk

Located in the entrance hall is a Hive thermostat control and two built-in storage/cloaks cupboards - one housing the gas and electric meters. From the dining room is access to a south-westerly patio area and the kitchen, which has matching units with a good selection of drawers and includes a Hisense electric oven, adjacent ceramic hob with ceramic splash back as well as an approximately five year old Worcester combi boiler. The beautifully tiled and stylish bathroom has a modern white suite and features a lovely deep bath and there is also a heated towel rail and useful built-in storage cupboard/linen cupboard.