



Clovelly House Honeycrag Close  
Polegate, BN26 6QJ

£180,000



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Phil Hall Estate Agents welcomes to the market this well-appointed purpose built flat nestled within the quiet and well-regarded Honeycrag Close development. Clovelly presents a wonderful opportunity to acquire a thoughtfully designed two-bedroom first-floor apartment in one of Polegate's most popular residential areas. Perfectly positioned within easy walking distance of Polegate's bustling high street and the mainline train station—offering direct links to Brighton, Eastbourne and London—this home expertly blends comfort, practicality and convenience.

Accessed via a secure entry phone system, the communal hallway leads to the first floor. On entering the property, you are welcomed into a bright entrance hall that provides access to all rooms, along with the added advantage of private loft access—ideal for additional storage.

The double-aspect living room is a true highlight, flooded with natural light from windows to both the rear and side elevations. This bright and airy space provides ample room for both relaxation and dining, creating a warm and welcoming atmosphere throughout the day.

Set just off the living room, the kitchen is smartly arranged and functional, benefiting from a range of wall-mounted and matching base units with work surfaces above. Included is a built-in oven and hob, while designated spaces are provided for a washing machine and a full-height fridge freezer. The positioning of the kitchen allows for convenient access from the living area while remaining neatly separated.

The property offers two well-designed bedrooms. Bedroom one is a comfortable double room enjoying a rear aspect, enhanced by built-in corner wardrobes that maximise storage while retaining floor space. Bedroom two is a well-sized single bedroom with a pleasant side outlook, ideal for use as a guest room, office or dressing room depending on lifestyle needs, whilst the bathroom is fresh and neatly presented with a three piece white suite.





#### LOCATION, LOCATION, LOCATION

Honeycrag Close is situated in a highly sought-after area of Polegate, offering a peaceful residential setting while remaining within easy reach of local amenities. The property is just a short walk from Polegate town centre, where you'll find shops, cafes, and essential services, and is conveniently close to the mainline train station, providing direct links to Eastbourne, Brighton, and London. The surrounding area benefits from well-regarded schools, parks, and open spaces, making it an ideal choice for first-time buyers, commuters, and downsizers alike.

#### Communal Entrance

Stairs leading to the first floor landing

#### Entrance Hall

#### Hall

#### Living Room

12'09 x 10'07 (3.89m x 3.23m)

#### Kitchen

7'06 x 5'01 (2.29m x 1.55m)

#### Bedroom One

12'09 x 8'00 (3.89m x 2.44m)

#### Bedroom Two

9'09 x 5'11 (2.97m x 1.80m)

#### Bathroom

7'10 max x 5'07 (2.39m max x 1.70m)

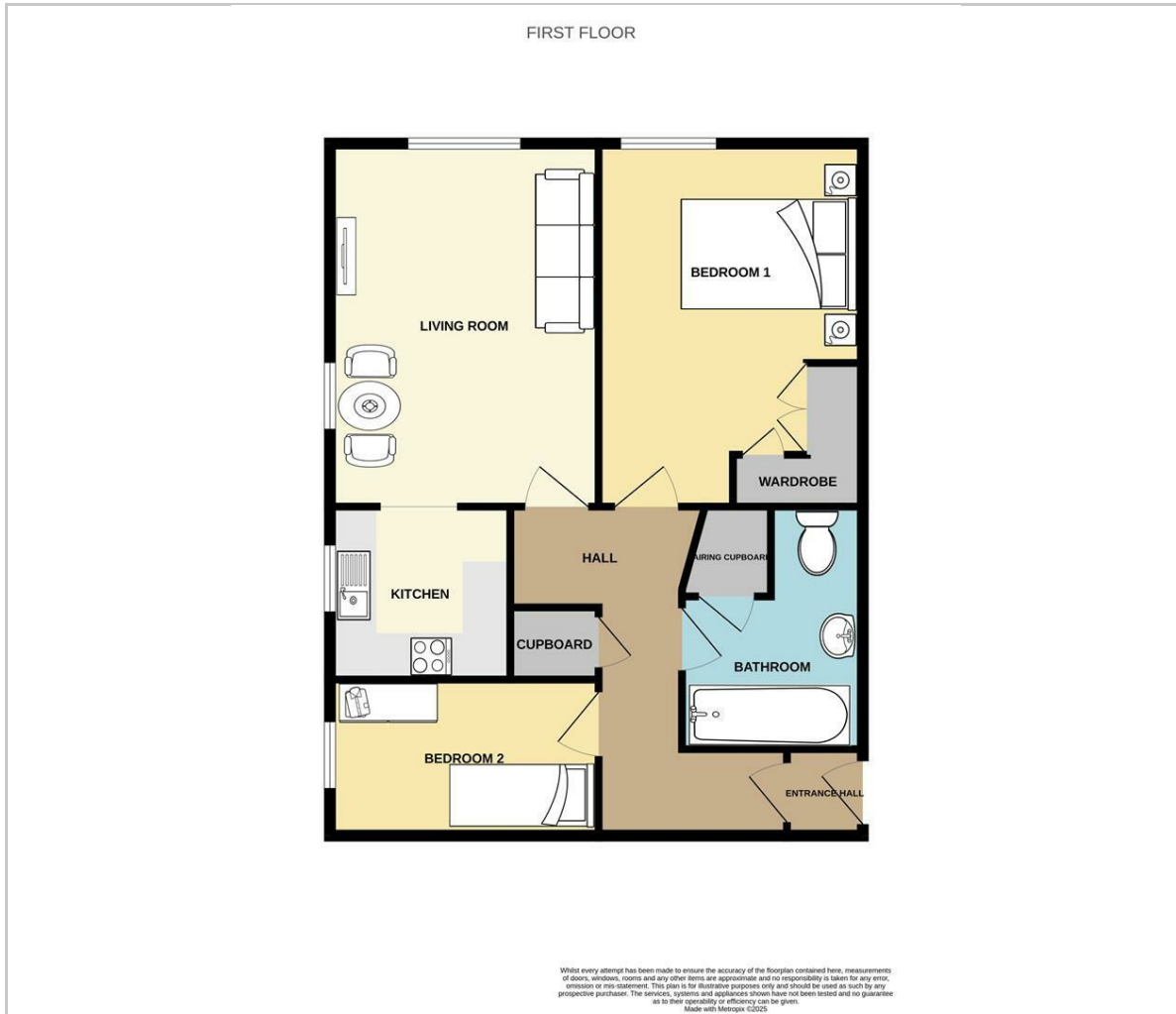
#### Outside

The property benefits from an allocated parking space, providing convenient and secure off-road parking for residents. In addition, there is access to the well-maintained communal gardens, which are predominantly laid to lawn and offer a peaceful and pleasant outdoor space. The gardens provide an ideal setting to relax, enjoy some fresh air, or take advantage of low-maintenance greenery without the responsibilities of private upkeep, enhancing the overall appeal and practicality of the home.

#### Lease Information

We have been advised that the property is leasehold and that a brand new lease will be added (terms to follow), service charge is £1,252 per annum, and the ground rent is £85 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Floor Plan



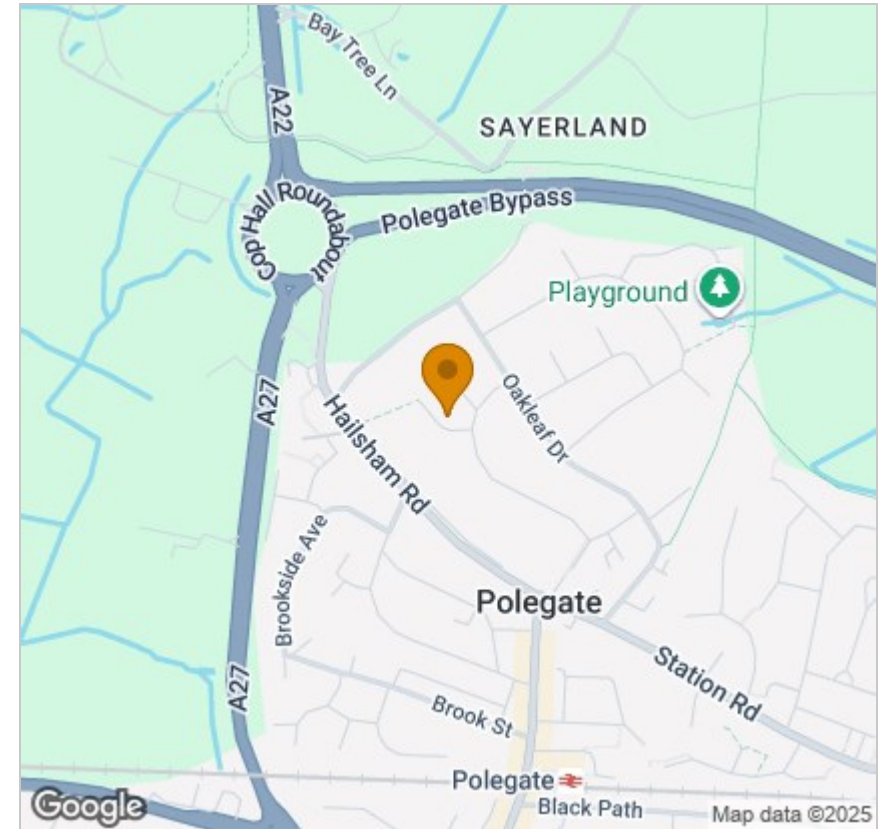
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

