

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

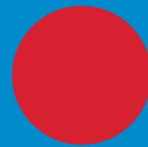
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**Taylor Engley**



**Flat 6, Chiltern Court Albert Road, Polegate, East Sussex, BN26 6BS**

**Asking Price £195,000 Leasehold**

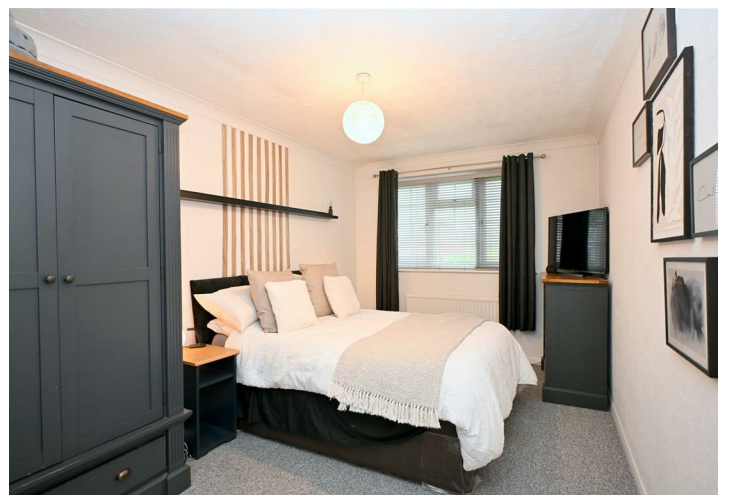
Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOMED FIRST FLOOR APARTMENT**, occupying a popular and convenient location in Polegate. The apartment is offered with the benefit of gas fired central heating and double glazing. Features include a spacious living room, modern kitchen and a garage. The apartment is offered to the market chain free.





**The property occupies a convenient central location within Polegate being within walking distance of local shops and Polegate's mainline railway station. Bus services also serve the local area. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* WELL PRESENTED FIRST FLOOR APARTMENT \* TWO BEDROOMS \* LIVING ROOM \* KITCHEN \* BATHROOM \* GARAGE \* SECURITY ENTRY PHONE SYSTEM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* CHAIN FREE \* CONVENIENT CENTRAL POLEGATE LOCATION \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Hall

Security entry phone, stairs rising to first floor.

Front door opening to:

### Hall

Radiator, loft hatch to roof space.

### Living Room

13'6 x 13'4 (4.11m x 4.06m)

Radiator, serving hatch to kitchen, outlook to rear.

### Kitchen

13'3 x 5'9 (4.04m x 1.75m)

(Maximum measurements include depth of fitted units)

Comprises: single drainer stainless steel sink unit, work surface, range of base and wall mounted cupboards, space for slot-in cooker, space and plumbing for washing machine, built-in cupboard with shelving, serving hatch to living room, Glow Worm gas fired boiler, outlook to rear.

### Bedroom 1

13'11 x 9' (4.24m x 2.74m)

(13'11 plus door recess)

Radiator, outlook to front.

### Bedroom 2

13'11 x 6'11 (4.24m x 2.11m)

Radiator, outlook to front.

### Bathroom

Shaped bath with rain head shower fitment, shower screen, w/c with concealed cistern, wash hand basin with cupboard below, fitted mirror.

### Garage

17'6 max x 8'2 max (5.33m max x 2.49m max)

(Maximum measurements include depth of any

internal pillars, fittings and structures).

In block to rear, on approaching the garage block the garage is the fourth garage along on the left hand side.

## NB

Term of lease 99 years from 29 September 2019

Service Charge for period 1 January 2025 to 31 December 2025 £1296.63

Ground Rent for period 1 January 2025 to 31 December 2025 £250.00

(All details concerning the terms of the lease and outgoing are subject to verification).

## COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

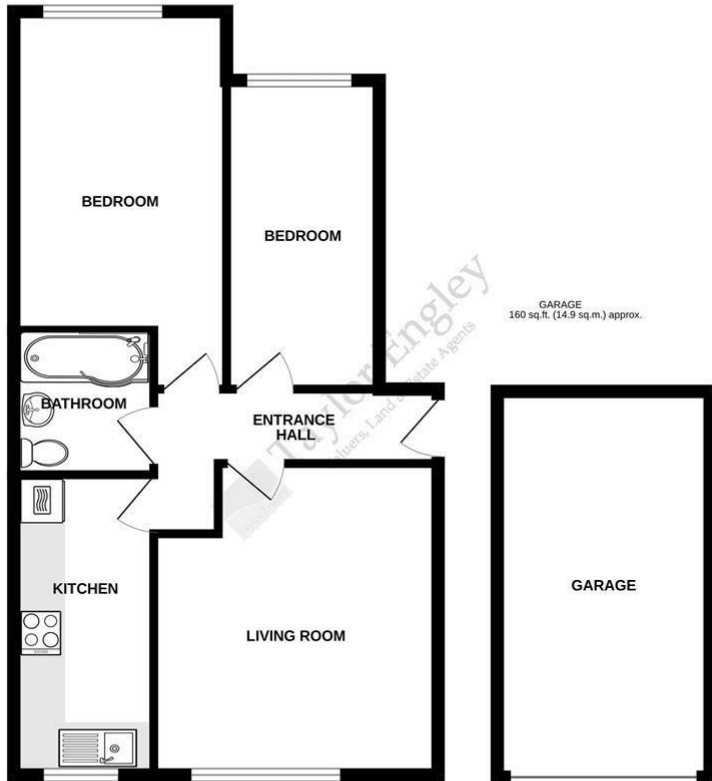
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





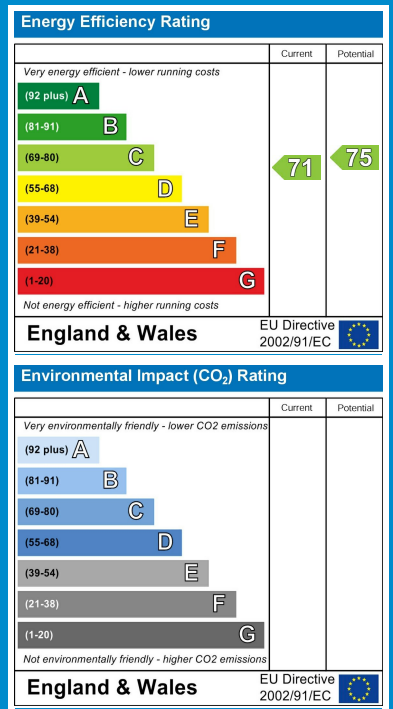
GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



GARAGE  
160 sq.ft. (14.9 sq.m.) approx.

TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.