



- Retirement Bungalow
- For Over 60s
- Use of Patio
- Modern Kitchen
- Lounge
- Double Bedroom
- Bathroom/WC
- Excellent Storage
- 24-Hour Alarm
- NO ONWARD CHAIN

Leasehold

£196,500



1 BEDROOM



1 RECEPTION



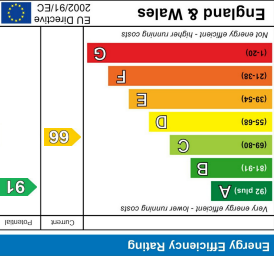
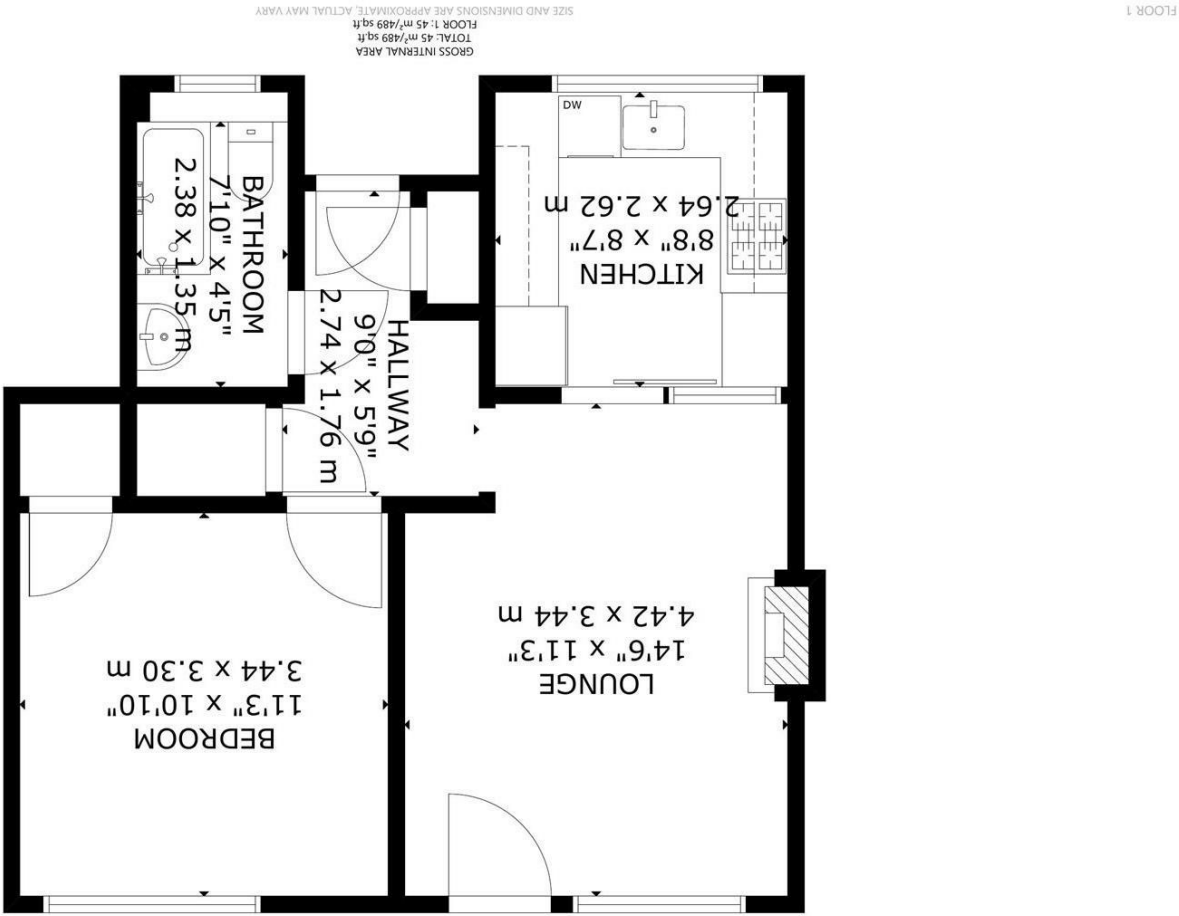
1 BATHROOM



0 GARAGE

Brookside Avenue, Polegate

Brookside Avenue, Polegate



Tel: 01323 483348
www.archerandpartners.com

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Brookside Avenue, Polegate

DESCRIPTION

Retirement Bungalow - For The Over 60s - Use of Patio Area - 24-Hour Alarm - Modern Kitchen - Lounge - Double Bedroom - Bathroom/WC - gas c/h & Dbl glz - Communal Gardens & Parking Areas

A well presented one bedroom bungalow forming part of this popular retirement development for residents aged 60 and over. The comfortable accommodation comprises a modern kitchen fitted with an electric oven and gas hob, a spacious lounge with access to use of a patio area enjoying a good degree of privacy, a double bedroom with a generous built-in wardrobe, and a bathroom featuring a walk-in bath, ideal for those seeking ease of mobility. The property further benefits from gas fired central heating, double glazing, excellent storage facilities, and the added advantage of a useful external storage cupboard.

Guardian Court provides a 24-hour alarm system and the advantage of a resident estate manager. There is a communal lounge, laundry and guest suite (subject to availability) and Guardian Court also has nicely maintained communal gardens, communal parking areas, further recycling bin store area and a communal garage for housing mobility scooters.

Polegate High Street is close by having various shops, medical centres, bus services and a mainline railway station. Bus services also pass along Hailsham Road, to the rear of Guardian Court, and Polegate Community Centre is located at nearby Windsor Way.



Brookside Avenue, Polegate

Lounge 4.42m x 3.44m (14'6" x 11'3")

Kitchen 2.64m x 2.62m (8'7" x 8'7")

Bedroom 3.44m x 3.30m (11'3" x 10'9")

Bathroom 2.38m x 1.35m (7'9" x 4'5")

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 entrance hall is a built-in cloaks cupboard housing the gas meter and consumer unit, built-in shelved airing cupboard and access to an insulated loft. The gas fired Worcester boiler with adjacent programmer is located in the kitchen and in the bedroom is a good size wardrobe cupboard.