

naea | propertymark

PROTECTED

PRS Property
Redress
Scheme



1a Aberdale Road, Polegate, East Sussex, BN26 6JH
Guide Price £150,000 to £165,000



Surridge Mison
ESTATES

Situated within a quiet residential area & overlooking open communal gardens is this bright & well presented maisonette. With one double bedroom, lounge/dining room, kitchen with space for appliances, shower room, private front garden, residents parking & a share of the freehold, all within close proximity to High Street amenities & mainline train station.

The property further benefits from double glazing and gas central heating, and begins on the ground floor through a private entrance door, with stairs leading up. The landing has loft access which is boarded with a fitted ladder. There is a lounge/dining room overlooking the rear of the property, and this opens into the kitchen, which has plenty of space for appliances. There is also a double bedroom and a shower room. Outside, to the front is a private garden which is beautifully landscaped & mature, and this leads onto communal gardens. There is also residents parking.

Aberdale Road is a quiet residential area within sought after Polegate. The property is within close proximity of High Street amenities and the mainline train station with direct links to Eastbourne, Brighton, Gatwick & London. The Cuckoo trail is also close by which is great for walks and countryside views. There are also excellent road links and bus routes.





Entrance Hall - 1.68m x 0.89m (5'6" x 2'11") Composite door to front. Fitted matting and carpeted. Radiator. Stairs leading to first floor.

Landing - 1.78m x 1.22m (5'10" x 4'0") Loft access, with a fitted ladder and boarding. Carpeted. Coved ceiling.

Lounge/Dining Room - 4.52m x 2.84m (14'10" x 9'4") Double glazed window to rear. Coved ceiling. Radiator. Carpeted.

Kitchen - 2.26m x 1.55m (7'5" x 5'1") Double glazed window to rear. Tiled flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and cooker. Fitted stainless steel cooker hood. Work surfaces with inset stainless steel sink and drainer unit.

Bedroom One - 4.24m x 2.72m (13'11" x 8'11") Double glazed window to front. Built in cupboard housing Glow Worm combi boiler. Radiator. Coved ceiling. Carpeted.

Shower Room - 2.06m x 1.5m (6'9" x 4'11") Tiled flooring. Chrome towel rail. Extractor fan. Suite comprising of shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

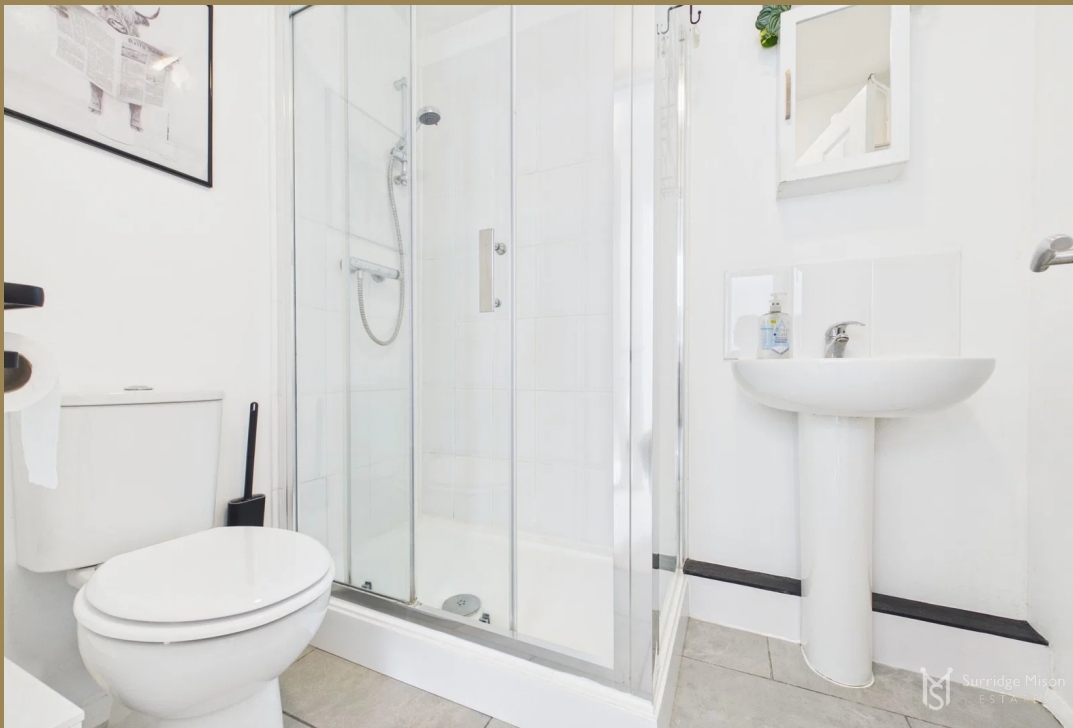
Private Front Garden Lawned with pathway leading to front door. Flower borders. Shrubs and trees. Outside tap.

Residents Parking

Communal Gardens

Lease Information

Maintenance charge is £300 per annum.



Council Tax Band- A | EPC Rating- C | Tenure- Share Of Freehold

Utilities This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating system
Solar Power; None
To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617

Email info@surridgemison.com

Web www.surridgemison.com

Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

