



- For Over 60s
- 2-Bedrooms
- Tastefully Presented
- Modern Kitchen
- Lounge
- Pleasant Outlook
- Modern Shower Room
- 24-Hour Alarm
- Estate Manager
- Excellent Storage



Leasehold

£155,000



2 BEDROOM



1 RECEPTION



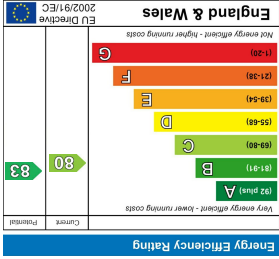
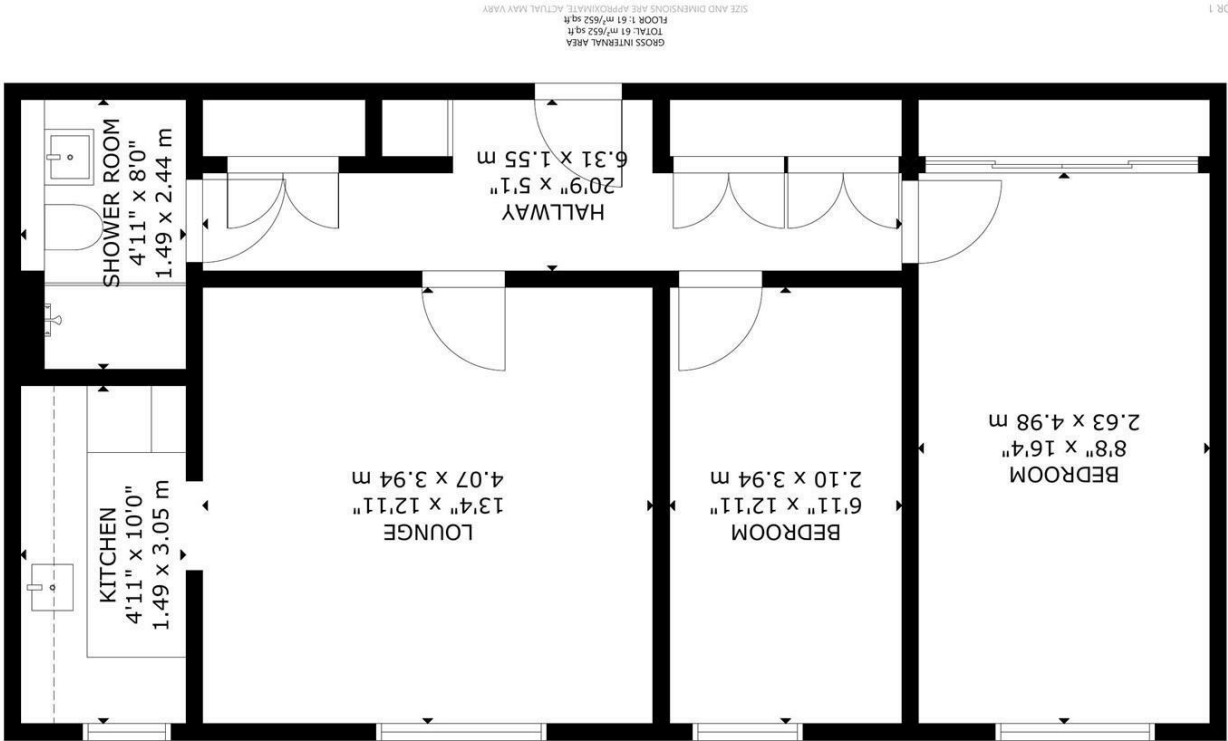
1 BATHROOM



0 GARAGE

Brookside Avenue, Polegate

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48 High Street | Polegate | East Sussex | BN26 6AG
Tel: 01323 483348
www.archerandpartners.com

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DESCRIPTION

FOR THE OVER 60s - NO ONGOING CHAIN - 2-Bedroom Retirement Flat - First Floor - 24-Hour Alarm System - Resident Estate Manager - Lounge - Kitchen - Shower Room/WC - Excellent Storage - Dbl Glz Windows - Communal Heating & Hot Water - Communal Lounge & Laundry - Lift - Communal Gardens & Parking Areas

A well presented two bedroom first floor apartment forming part of this popular retirement development for residents aged 60 and over. The tastefully appointed accommodation comprises a comfortable lounge overlooking the attractive side communal gardens, a modern fitted kitchen, and a particularly appealing shower room/WC. Further benefits include excellent storage facilities, fitted wardrobes to the principal bedroom, entry phone, communal heating and hot water included within the monthly service charges, and double glazed windows.

Guardian Court offers a range of excellent facilities, including a 24-hour emergency alarm system, a resident Estate Manager, lifts, and a communal lounge with access to a patio area enjoying a pleasant southerly aspect. There is also a laundry room with an external drying area and a guest suite with its own separate shower room. The development is complemented by nicely maintained communal gardens, communal parking areas, and a mobile scooter store with charging points.

Local amenities are conveniently located at Polegate High Street to include various shops, medical centres, regular bus services and a mainline railway station. Buses also pass along Hailsham Road, which is just to the rear of Guardian Court and The Community Centre is close by, at Windsor Way.



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Communal Entrance with Entry Phone system into Communal Hall. Stairs and lift to First Floor and private front door to flat.

Lounge 4.07m x 3.94m (13'4" x 12'11")

Kitchen 3.05m x 1.49m (10'0" x 4'10")

Bedroom 1 4.98m x 2.63m (16'4" x 8'7")

Bedroom 2 3.94m x 2.10m (12'11" x 6'10")

Shower Room 2.44m x 1.49m (8'0" x 4'10")

Council Tax
The property is in Band C. The amount payable for 2026-2027 is £2,453.98. This information is taken from voa.gov.uk