



Lyton Court - Archers

Honeycrag Close, Polegate



- Well Presented
- Lounge
- Kitchen
- Bedroom
- Bathroom/wc
- Electric Heating
- Dbl Glazed Windows
- Car Parking Space
- New Carpets & Vinyl
- Ideal First Time Buy



Leasehold

£137,500

1 BEDROOM 1 RECEPTION 1 BATHROOM 0 GARAGE

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DESCRIPTION

IDEAL FIRST TIME BUY or INVESTMENT TO LET - Well Presented - 1 Bedroom - First Floor - Car Parking Space - New Carpets & Vinyl - Lounge - Kitchen - Bathroom/wc - Electric Heating - Double Glazed Windows - Entry Phone System - NO ONGOING CHAIN

A well presented 1-bedroom first floor flat forming part of a purpose built development, enviably situated within a small and pleasant residential cul-de-sac. This flat represents an ideal opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-let addition to their portfolio.

The accommodation comprises a cosy and inviting lounge with open access to a fitted kitchen, complete with an electric oven and hob. There is a well proportioned bedroom and an internal bathroom/wc with an electric wall shower. Further benefits include electric heating, double glazed windows, and to the rear of Lynton Court, is the advantage of a car parking space.

Honeycrag Close ideally positioned within the sought after Sayerlands estate, just to the north of Polegate High Street. At the end of the close, a pedestrian footpath provides direct access to Hailsham Road, where regular bus services operate, along with excellent road links via the nearby Cophall Farm Roundabout to both the A22 and A27. Polegate High Street is within walking distance and has various shops, medical facilities, bus services and a mainline railway station with direct services to Eastbourne, Brighton, and London Victoria.



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Communal Entrance with entry phone into Communal Hallway. Stairs to First Floor Communal Landing with private front door to -

Small Entrance Lobby

L-Shaped Hallway

Lounge 4.40m x 2.63m (14'5" x 8'7")

Kitchen 2.30m x 2.05m (7'6" x 6'8")

Bedroom 3.43m x 2.48m (11'3" x 8'1")

Bathroom 2.07m max x 1.73m (6'9" max x 5'8")

Lynton Court has Communal Gardens and to the rear is a Communal Dustbin Store Area and a Car Parking Space.

Council Tax

The property is in Band A. The amount payable for 2026-2027 is £1,840.49. This information is taken from voa.gov.uk

In the L-shaped hallway, there is an entry phone and a built-in cupboard housing the hot water cylinder. The lounge provides open access to the kitchen, which features matching wall and base units with new work surfaces, a fitted Candy electric oven, and a newly installed ceramic hob with an extractor above, as well as space for additional appliances.

There is also an internal bathroom with a cream coloured suite, a Triton wall mounted shower, partially tiled walls, and an extractor fan. The bedroom includes a new electric panel wall heater, and the flat further benefits from new carpets, along with new vinyl flooring in the kitchen and bathroom.