



Leasehold

£196,500



1 BEDROOM



1 RECEPTION



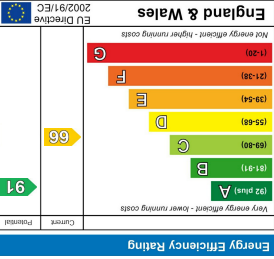
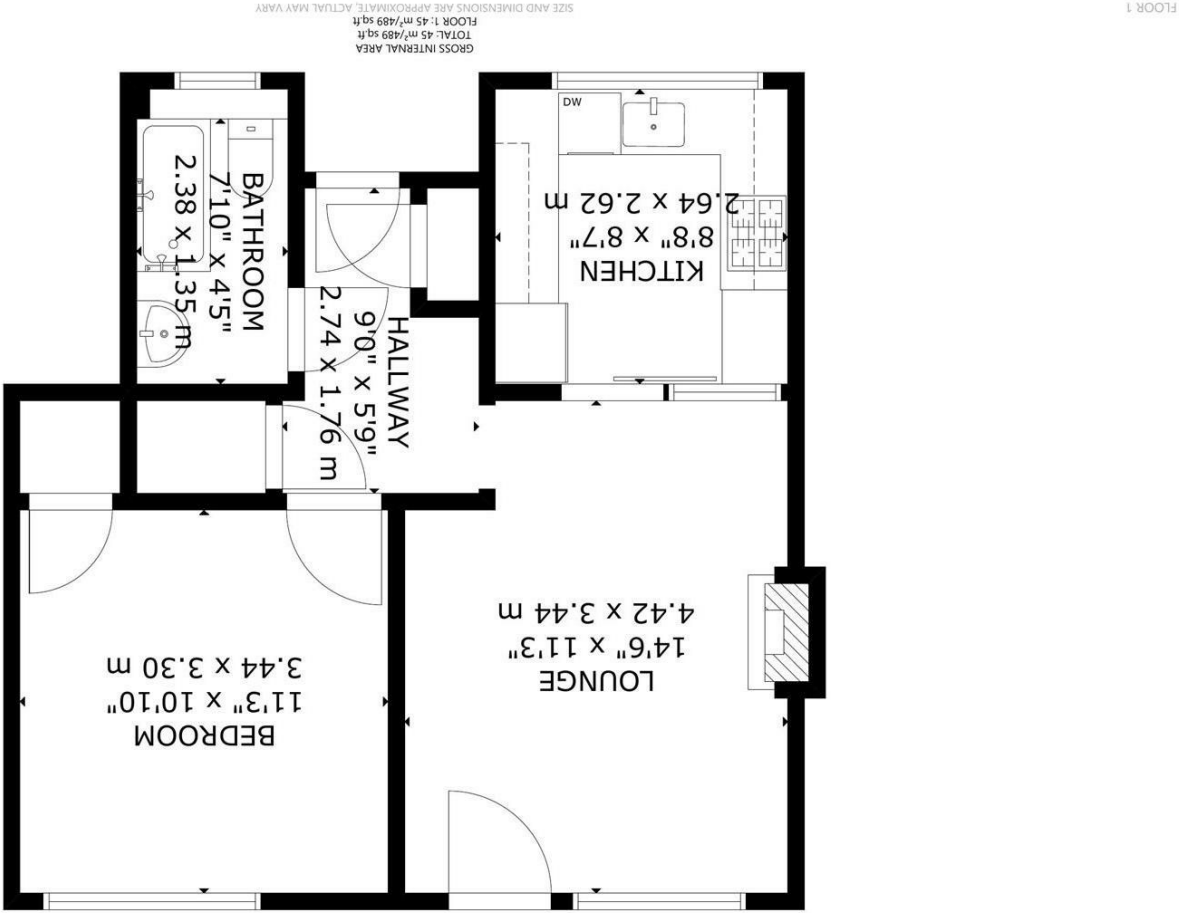
1 BATHROOM



0 GARAGE

Brookside Avenue, Polegate

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Tel: 01323 483348
www.archerandpartners.com

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

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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.



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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.