PHIL HALL
ESTATE AGENTS

104 Kensington Way

Polegate, BN26 6FJ

£200,000

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Phil Hall Estate Agents are delighted to bring to the market this well-presented and spacious two double bedroom top floor apartment, ideally situated in the popular and sought-after Kensington Way development in Polegate. Offering bright and well-proportioned accommodation throughout, the property benefits from two bathrooms, an impressive dual aspect open plan living space, allocated parking and attractive communal grounds, making it an ideal first-time purchase, investment or home for those looking to downsize.

Accessed via a secure entry phone system, the well-maintained communal entrance leads to the second floor where the apartment is located. Upon entering, you are welcomed into a spacious entrance hall which provides access to all of the accommodation and benefits from two generous built-in storage cupboards, ideal for coats, shoes and household items.

The heart of the home is the superb open plan living, dining and kitchen area. Enjoying a dual aspect with windows to both the front and rear, this light and airy room provides an excellent space for both relaxing and entertaining, with ample room for sofas, dining furniture and additional furnishings. The kitchen is fitted with a comprehensive range of wall and base units complemented by generous work surfaces and incorporates a built-in oven, gas hob and extractor hood. There is also space and plumbing for a washing machine, slimline dishwasher and fridge freezer.

Both bedrooms are comfortable double rooms, making the apartment highly versatile for a variety of buyers. The principal bedroom benefits from its own ensuite shower room, providing additional convenience and privacy, whilst the second bedroom is well-proportioned and ideal as a guest room, home office or additional bedroom. Completing the accommodation is the family bathroom, fitted with a panel enclosed bath, wash hand basin and WC.

LOCATION, LOCATION, LOCATION
Kensington Way forms part of a modern residential development on the edge of Polegate, offering an excellent balance of peaceful surroundings and everyday convenience. Polegate High Street is within easy reach and provides a variety of local shops, cafés, supermarkets, healthcare facilities and other essential amenities.

Polegate railway station offers direct services to Eastbourne, Brighton, Gatwick Airport and London Victoria, making the area particularly popular with commuters. Excellent road connections via the A22 and A27 also provide straightforward access to Eastbourne, Hailsham, Lewes and the surrounding Sussex countryside.

For those who enjoy the outdoors, the South Downs National Park is just a short distance away, offering countless walking and cycling routes. The nearby Cuckoo Trail is another popular attraction for walkers and cyclists, whilst the communal green spaces and children's play area adjacent to the development provide a pleasant environment right on the doorstep.

Communal Entrance Hall
Stairs lead to the second floor

Entrance Hall

Living Room/Kitchen
19'11 x 12'1 (6.07m x 3.68m)

Bedroom One
13'10 x 10'07 (4.22m x 3.23m)

Ensuite
7'2 x 6'9 (2.18m x 2.06m)

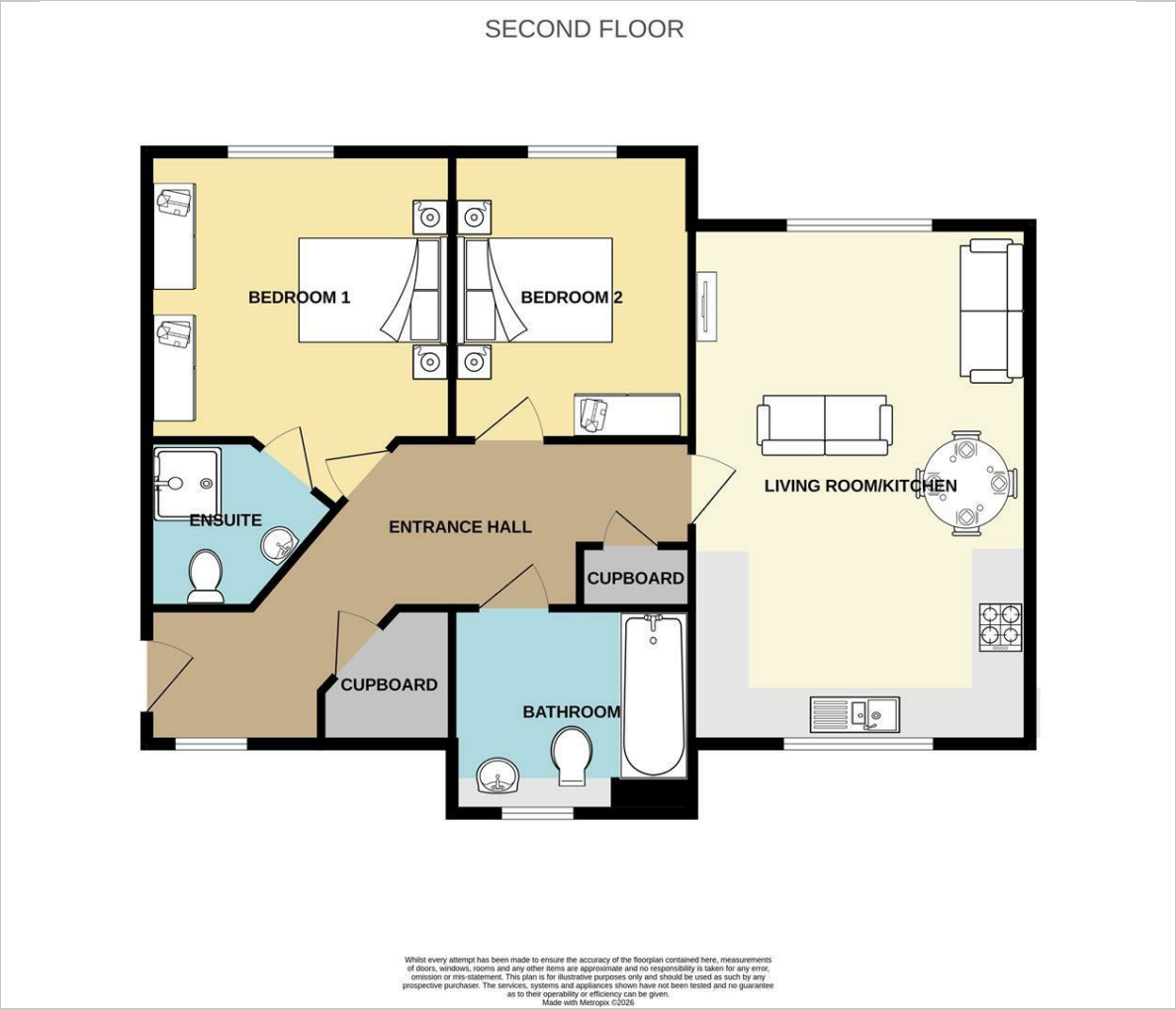
Bedroom Two
11'6 x 7'4 (3.51m x 2.24m)

Bathroom
6'1 x 5'6 (1.85m x 1.68m)

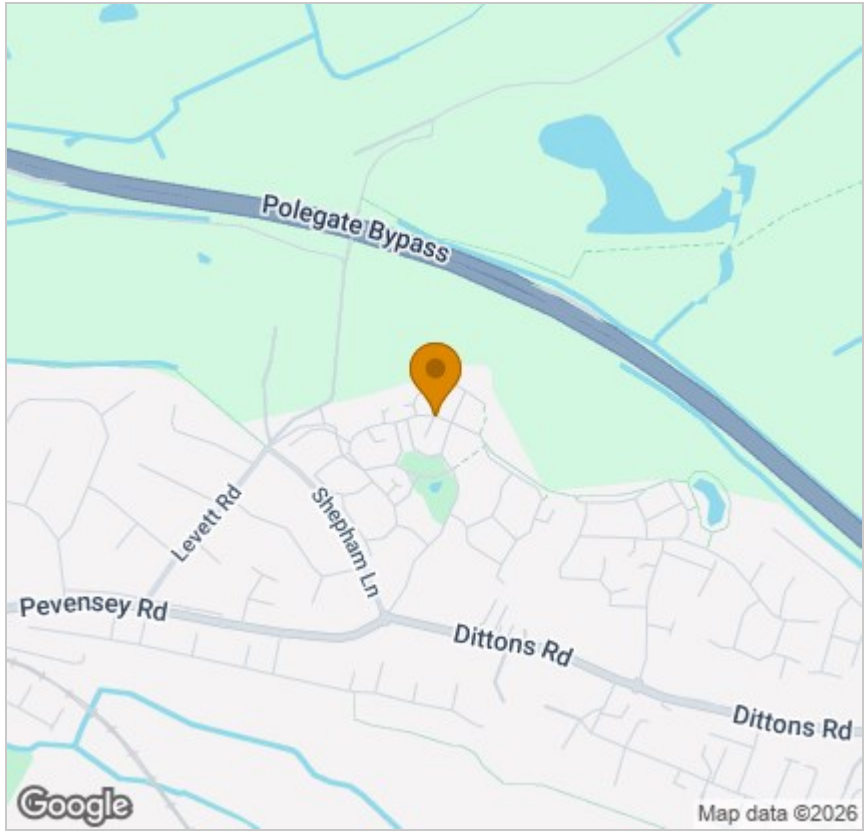
Outside
Externally, the property enjoys the advantage of an allocated parking space, together with well-maintained communal gardens that surround the development. Open green spaces and a children's play park nearby provide a pleasant outlook and further enhance the appeal of this desirable location.

Lease Information
We have been advised that the property is leasehold and that there is approx 112 years remaining on the lease, service charge is £1,748 per annum, and the ground rent is £365.07 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

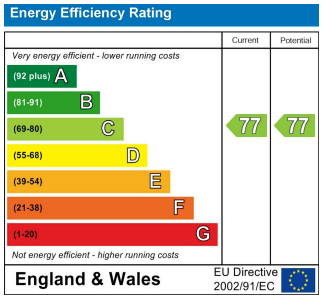
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk