



HOME + CASTLE
ESTATE AGENTS

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**new
instruction**



Walnut Court, St. Johns Road,

Share of Freehold | Flat - Purpose Built | 2 Bedrooms

A light first floor flat that would now benefit from some modernisation and improvement works. The purpose built property comes with parking, share of freehold and double glazing. It's ideally situated within walking distance of Polegate's High Street and train station. Offered to the market with no onward chain.

**FOR SALE
SHARE OF
£175,000**

Location

St Johns Road is a popular area of Polegate due to its fantastic proximity to the High Street and Train Station. The High Street has an array of independent shops, eateries and amenities. By road, Polegate offers good connections onto the A27 & A22.

Communal Entrance

The well maintained communal space has a glazed entrance door and stairway leading to first floor.

Hallway

Storage cupboard housing hot water cylinder with shelving above.

Living Room 14'3" x 10'0" (4.36 x 3.05)

A dual aspect space with onward views over rooftops towards The South Downs. Double glazed windows, night storage heater, ceiling lights, power points and coving.

Kitchen 9'3" x 5'9" (2.82 x 1.77)

Fitted with a range of wall and floor units finished with wood effect cabinetry, black stone effect worktop and single sink with mixer tap and drainer. Integrated oven, four ring gas hob with extractor over. Space for washing machine and fridge freezer. Double glazed window to the rear aspect.

Bathroom

A white suite comprising of pedestal basin, toilet, bath with mixer tap and shower attachment. Double glazed window with obscured glazing. Half height tiled walls.

Bedroom One 12'4" x 10'0" (3.78 x 3.05)

Dual aspect room with two double glazed windows. Night storage heater, pendant light and coving.

Bedroom Two 11'5" x 8'2" (3.48 x 2.50)

Night storage heater, double glazed window, pendant light and power point.

Grounds

The building has a well maintained lawn front garden and to the rear is the residents parking area.

Lease Information

Share of freehold - 125 year lease commencing September 2001.

Please be aware that the lease does not allow pets within the property.

We understand that the annual maintenance charges are approximately £250 plus building insurance of approximately £250. Ground rent isn't applicable.

Additional Information

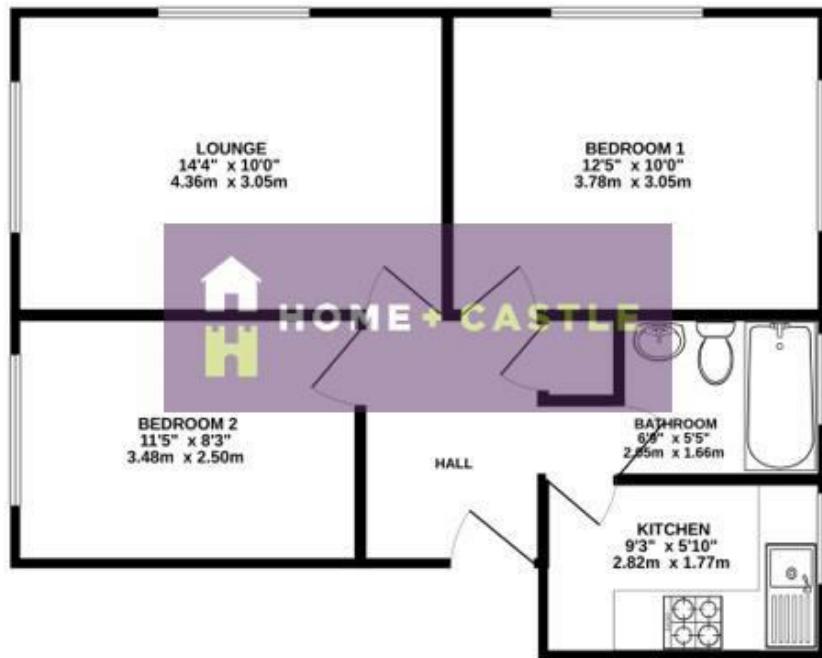
EPC Rating: E

Council Tax Band: B - Wealden

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

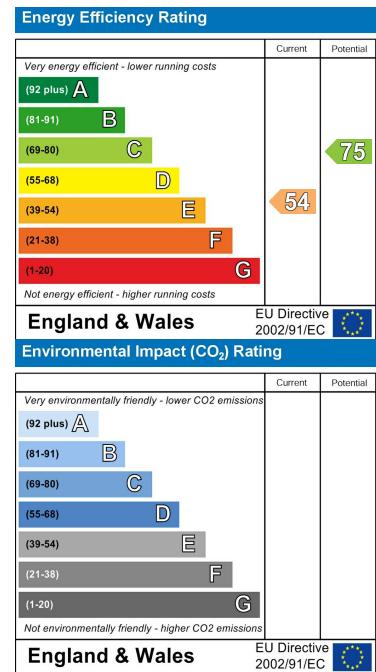
1ST FLOOR 2 BEDROOM FLAT
515 sq.ft. (47.8 sq.m.) approx.



Area Map



Energy Efficiency Graph



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.