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est. 1978
Taylor Engley

15 Millfields Court, Windsor Way, Polegate, East Sussex, BN26 6QE
Price £145,000 Leasehold - Share of Freehold

Taylor Engley are pleased to bring to the market this ONE BEDROOM FIRST FLOOR FLAT with GARAGE, situated in a sought after location, being within walking distance to the railway station, local shops and amenities. EPC = D

*** SITTING ROOM * KITCHEN * BEDROOM * BATHROOM * CLOAKROOM/WC * GARAGE**

Millfields Court occupies a convenient location in Polegate, being within walking distance of local shops. Polegate's mainline railway station and amenities are located within walking distance. Eastbourne's town centre amenities are approximately four miles distant.

The accommodation comprises: Front door to:

COMMUNAL ENTRANCE HALL
Stairs to first floor landing. Front door to:

SITTING ROOM
14'6" x 12'11" max (4.42 x 3.94 max)
Double glazed window to rear enjoying views over the communal gardens, night storage heater. Door to:

KITCHEN
8'9" x 7'4" (2.67 x 2.24)
Fitted with a range of beech effect cupboards and drawers, integral Hotpoint electric oven and hob, sink unit, space and plumbing for washing machine, spaces for fridge and freezer, built-in cupboard, double glazed window with outlook to rear.

From the sitting room, door to inner hall with hatch to loft space.

W.C.
White suite comprising low level w.c, washbasin, double galzed window to front.

BEDROOM
12'9" x 8'11" (3.89m x 2.72m)
Double glazed window with outlook to front, built-in cupboard with hanging and shelf space, fitted wardrobe cupboards, door to:

EN-SUITE BATHROOM
Suite comprising panelled bath with shower over, washbasin, heated towel rail, double glazed window to side, airing cupboard housing hot water cylinder and slatted shelving.

GARAGE
No. 33, located in block to rear.

Please note the garage is under a separate title and comes with a 125 year lease from 1975. The half yearly charges for the garage are approximately £14.70.

COMMUNAL GARDENS

PLEASE NOTE:
The lease is 999 years from the 25th of December 1975. The current service charge due for the period 25/12/25 to the 24/06/206 is £828.41. No ground rent is payable.

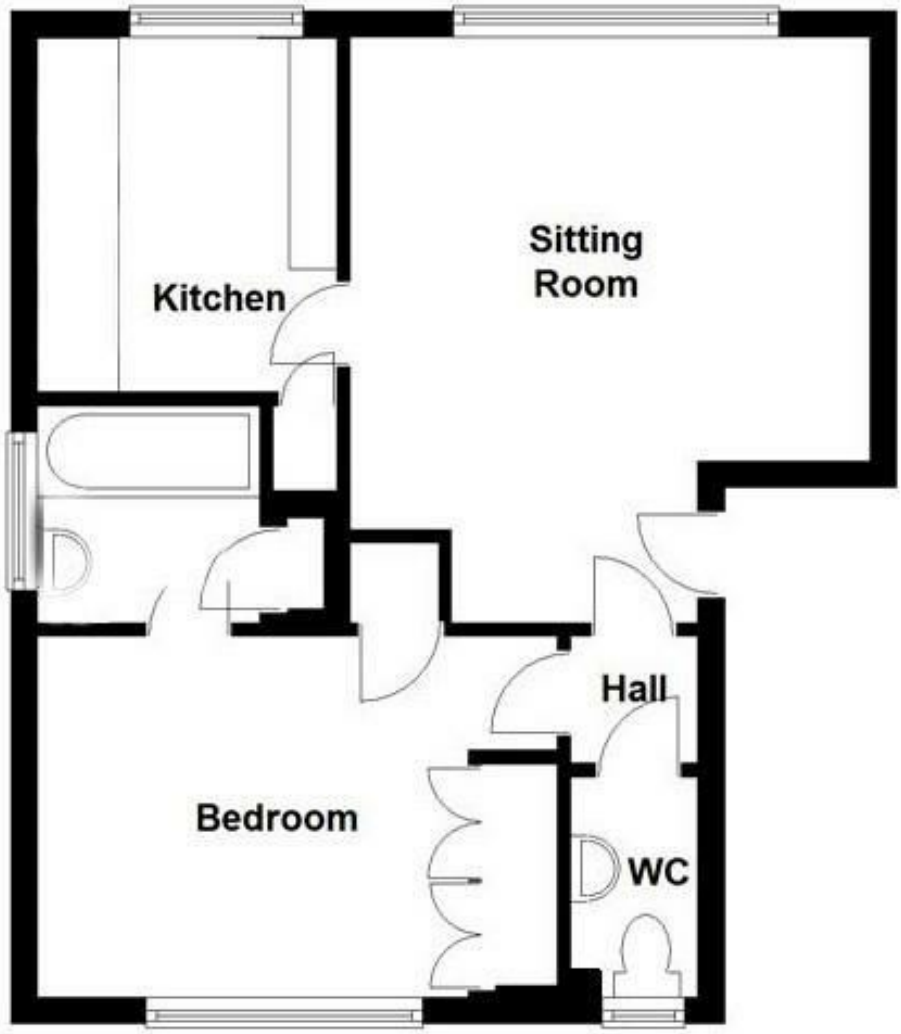
(All details concerning the terms of the lease and outgoings are subject to verification).

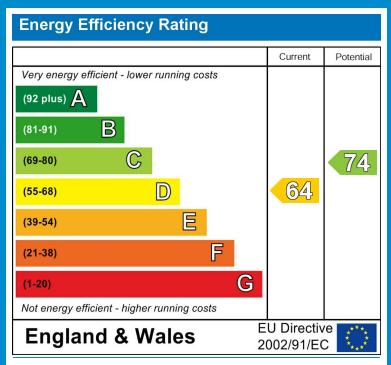
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

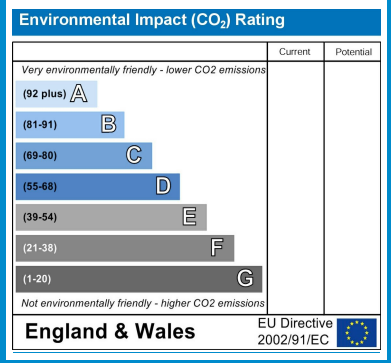
COUNCIL TAX BAND:
Council Tax Band A.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.







We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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