



## Walnut Walk, Polegate

£1050 PCM

### Key Features

- ◆ Ground Floor Flat
- ◆ Two Bedrooms
- ◆ Close to Polegate Station
- ◆ Gas Central Heating
- ◆ Double Glazing
- ◆ EPC rating C

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Northwood are delighted to welcome to market this purpose-built, two-bedroom, ground floor flat in the Eastbourne village of Polegate.

Accommodation comprises lounge, kitchen, two double bedrooms and bathroom with shower over bath.

Further benefits include laminate floors, gas central heating, secure entry phone and free communal parking on a first-come, first-served basis.

Located just minutes from Polegate train station, Polegate high street, local schools and amenities and with easy access to the A27 and the stunning South Downs, this lovely ground floor flat in the sought-after village of Polegate on the outskirts of Eastbourne is a must see.





Please view our immersive virtual tour to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/87f117765411443b8631f0f33cde2ee3/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:  
<https://checker.ofcom.org.uk/>

Council Tax Band B: £2029

Holding Deposit: £240.00 (one week's rent)

Full Deposit: £1210.00

1st month's rent + Full Deposit: £2260.00

Total household income must exceed £31,500.00 to be considered for this property.

This property is managed by Northwood, should a maintenance issue arise, it can be reported 24 hours a day via our website.

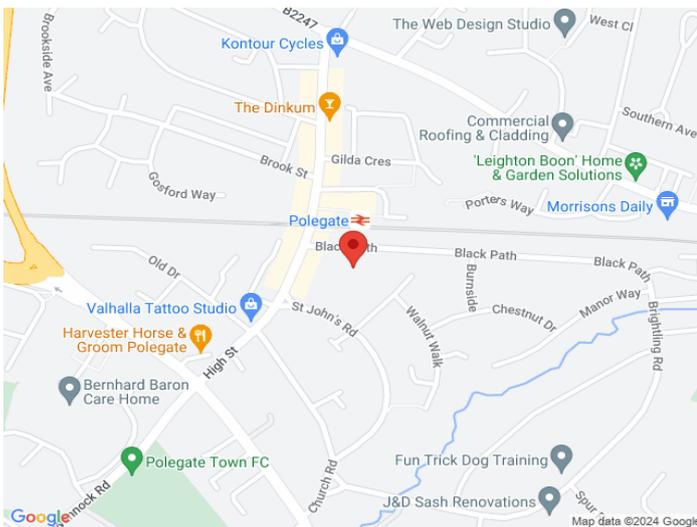
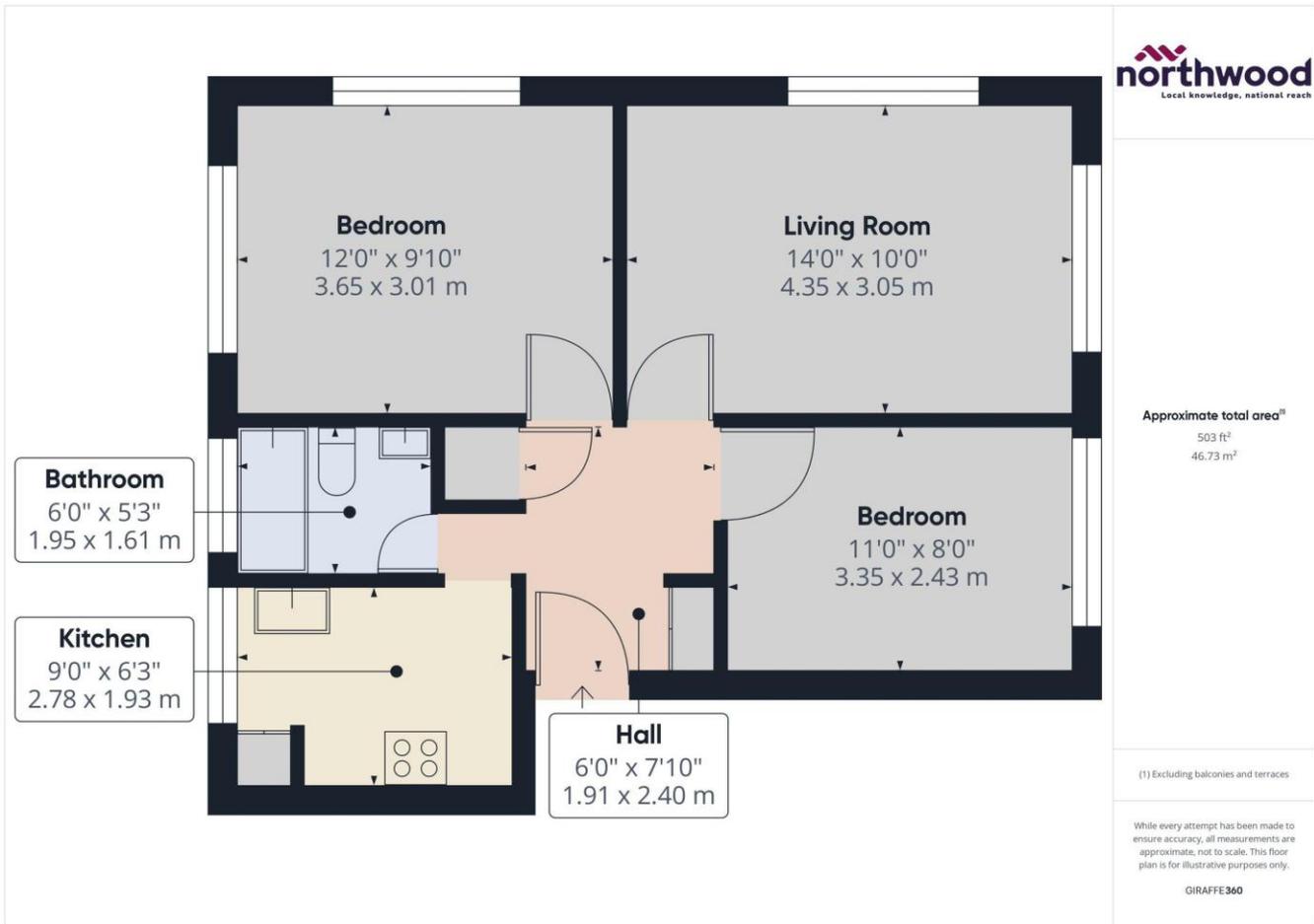


Approximate total area<sup>m</sup>  
503 ft<sup>2</sup>  
46.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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