



Farmlands Close, Polegate

£995 PCM

## Key Features

- ◆ One-bedroom, first-floor flat
- ◆ Sought-after Polegate location
- ◆ Close to local shops and amenities
- ◆ Easy access to Polegate train station and the South Downs
- ◆ South-facing balcony
- ◆ EPC rating C



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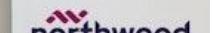


Northwood are delighted to welcome to market this lovely, one-bedroom, first-floor apartment on the borders of Polegate and Wannock.

Accommodation comprises: large living room, modern fitted-kitchen, good-sized double bedroom and bathroom with shower over bath.

Further benefits include private entrance, south-facing balcony, off-road parking and beautifully maintained communal gardens.

Located at the end of a quiet cul-de-sac in a purpose-built block set in immaculately maintained communal grounds, this spacious first-floor flat is within walking distance of local shops and amenities and provides easy access to Polegate train station, Eastbourne town centre, the A27 and the South Downs.





Please view our immersive virtual tour to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/d0284b1b9ee74f6cbea74bf25a05c57e>

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

Council Tax Band A: £1739

Holding Deposit: £225.00 (equivalent to one week's rent)  
Full Deposit: £1145.00 (holding deposit + equivalent of four weeks' rent)  
1st month's rent + Full Deposit: £2140.00

Total household income must exceed £39,850.00 to be considered for this property.

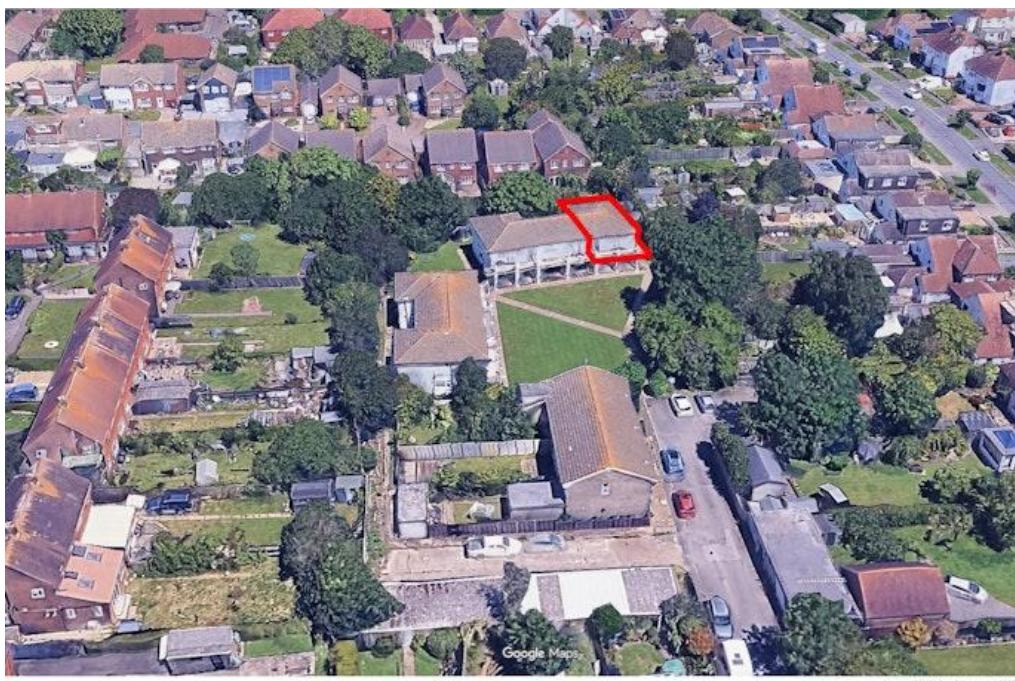
This property is managed by Northwood, should a maintenance issue arise, it can be reported 24 hours a day via our website.







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