



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£175,000



7 Clovelly House, Honeycrag Close, Polegate, BN26 6QJ

Well presented purpose built first floor apartment is ideally located in the popular Honeycrag Close development in Polegate, just a short walk from Polegate high Street and mainline train station with direct links to Brighton, Eastbourne, and London. Offering a secure entry phone system and allocated parking, the property combines convenience with comfortable living. Inside, a bright entrance hall provides access to all rooms as well as private loft storage. The standout double aspect living room is filled with natural light, creating a spacious and welcoming environment for both relaxing and dining, while the adjacent kitchen is neatly arranged with a built-in oven and hob and space for appliances. The apartment features two bedrooms, including a double with built in corner wardrobes and a versatile single room suitable as a guest bedroom, home office or dressing room. A clean and modern three piece bathroom suite completes the interior. Outside, residents benefit from access to well maintained communal gardens mainly laid to lawn. Offered CHAIN FREE with a brand new lease, this property is an excellent opportunity for first time buyers, commuters, or those looking to downsize in a quiet yet well connected location.

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Honeycrag Close,
Polegate, BN26 6QJ

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Main Features

- Well Presented 2 Bedroom Polegate Apartment
- First Floor
- Double Aspect Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Communal Gardens
- Allocated Parking Space
- Extended Lease Term
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Night storage heater. Cupboard. Entryphone handset.

Double Aspect Lounge

12'9 x 10'5 (3.89m x 3.18m)

Night storage heater. Double glazed windows to side and rear aspects.

Fitted Kitchen

7'5 x 5'1 (2.26m x 1.55m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood.

Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to side aspect.

Bedroom 1

12'8 x 7'10 (3.86m x 2.39m)

Electric radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2

9'7 x 5'10 (2.92m x 1.78m)

Double glazed window to side aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Airing cupboard. Extractor fan.

Outside

Communal gardens.

Parking

Allocated parking space.

EPC = C

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £85 per annum

Maintenance: £626.72 paid half yearly

Lease: We have been advised that the flat will be sold with an extended lease term

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.