

30 Kensington Way

Polegate, BN26 6FJ

Guide price £180,000

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Phil Hall Estate Agents brings to the market this well-presented and chain-free two double bedroom first floor purpose-built apartment, situated within a popular and sought-after development in Polegate. The property is conveniently positioned within easy reach of Polegate High Street and town centre, while also offering excellent access to local transport links and roads leading in and out of the area. Further benefits include two bathrooms, bright open-plan living accommodation, allocated parking and attractive communal grounds.

Upon entering the building via the secure entry phone system, stairs lead to the first floor where the apartment is located. Stepping inside, you are welcomed into the entrance hall, which provides access to each of the rooms and also benefits from a useful built-in storage cupboard, ideal for coats, shoes and household items.

The heart of the home is the bright and spacious open-plan living room, dining area and kitchen. Enjoying a double aspect, the room allows plenty of natural light to flood in and offers ample space for both living and dining furniture, and provides an excellent space for both relaxing and entertaining. The kitchen area is fitted with a comprehensive range of wall-mounted and matching base units with work surfaces over and comes complete with a built-in oven, four-ring gas hob with extractor hood, integrated slimline dishwasher and washing machine, along with allocated space for a fridge/freezer.

Back from the entrance hall are both bedrooms are comfortable double rooms, making the apartment highly versatile for a variety of buyers. The principal bedroom benefits from its own ensuite shower room, providing additional convenience and privacy, whilst the second bedroom is well-proportioned and ideal as a guest room, home office or additional bedroom. Completing the accommodation is the family bathroom, fitted with a panel enclosed bath, wash hand basin and WC.

























Guide Price £180,000 to £190,000

LOCATION, LOCATION, LOCATION
Kensington Way forms part of a modern residential development on the edge of Polegate, offering an excellent balance of peaceful surroundings and everyday convenience. Polegate High Street is within easy reach and provides a variety of local shops, cafés, supermarkets, healthcare facilities and other essential amenities.

Polegate railway station offers direct services to Eastbourne, Brighton, Gatwick Airport and London Victoria, making the area particularly popular with commuters. Excellent road connections via the A22 and A27 also provide straightforward access to Eastbourne, Hailsham, Lewes and the surrounding Sussex countryside.

For those who enjoy the outdoors, the South Downs National Park is just a short distance away, offering countless walking and cycling routes. The nearby Cuckoo Trail is another popular attraction for walkers and cyclists, whilst the communal green spaces and children's play area adjacent to the development provide a pleasant environment right on the doorstep.

Communal Entrance Hall
Stairs lead to the first floor landing

Private Entrance Hall

Open Plan Reception Room

Living/Dining Area
16'04 x 11'10 (4.98m x 3.61m)

Kitchen Area
13'06 x 8'01 (4.11m x 2.46m)

Bedroom One
15'05 max x 11'05 (4.70m max x 3.48m)

Ensuite Shower Room
7'06 x 4'08 (2.29m x 1.42m)

Bedroom Two
13'07 x 7'05 (4.14m x 2.26m)

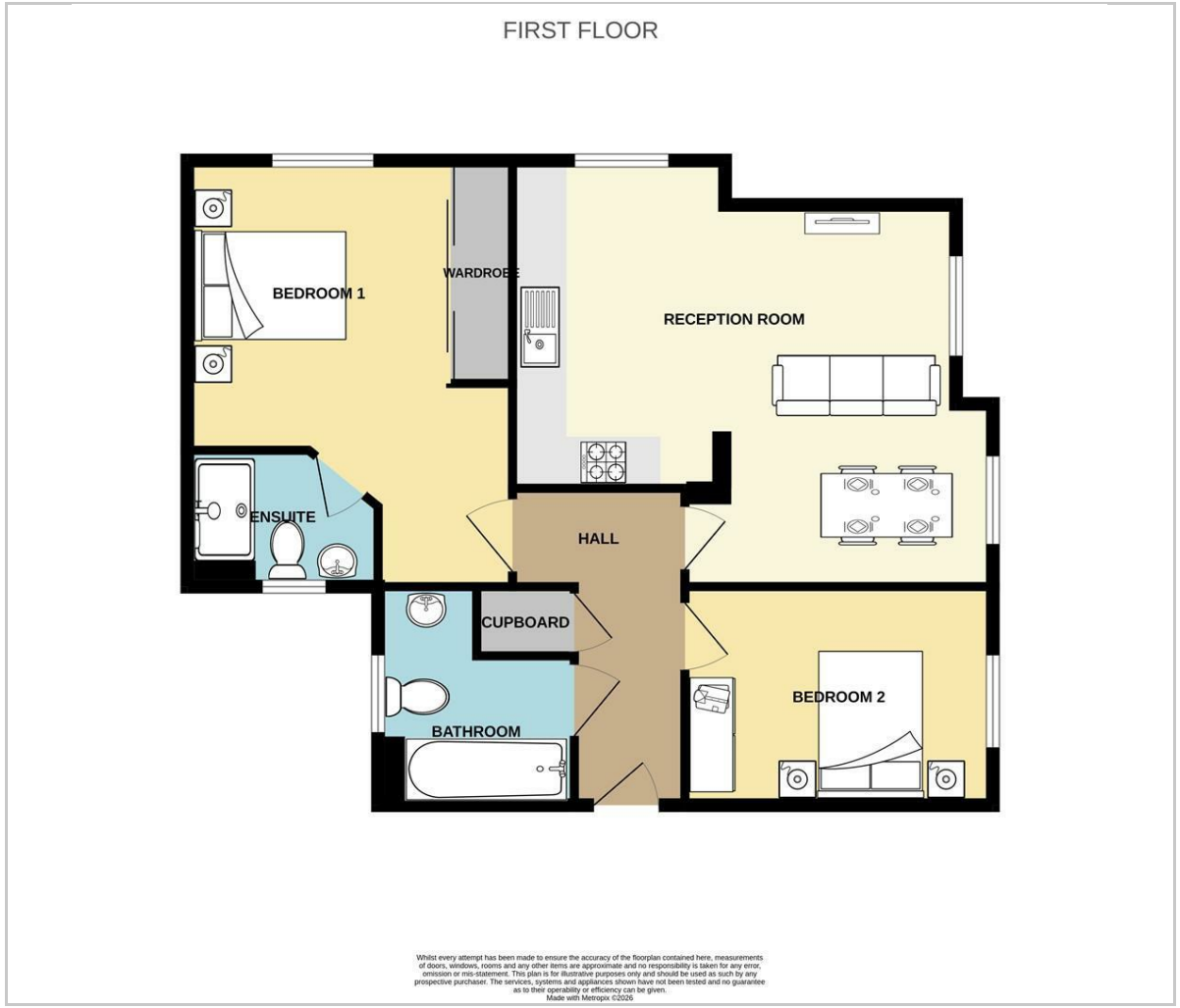
Bathroom
8'01 x 6'02 (2.46m x 1.88m)

Outside and Allocated Parking
Outside, the development is surrounded by delightful and well-maintained communal grounds, predominantly laid to lawn and providing access to nearby walks and open playing areas, creating an attractive setting for residents to enjoy. The property also benefits from its own allocated parking space, along with the added convenience of a communal bike shed providing useful and secure bicycle storage.

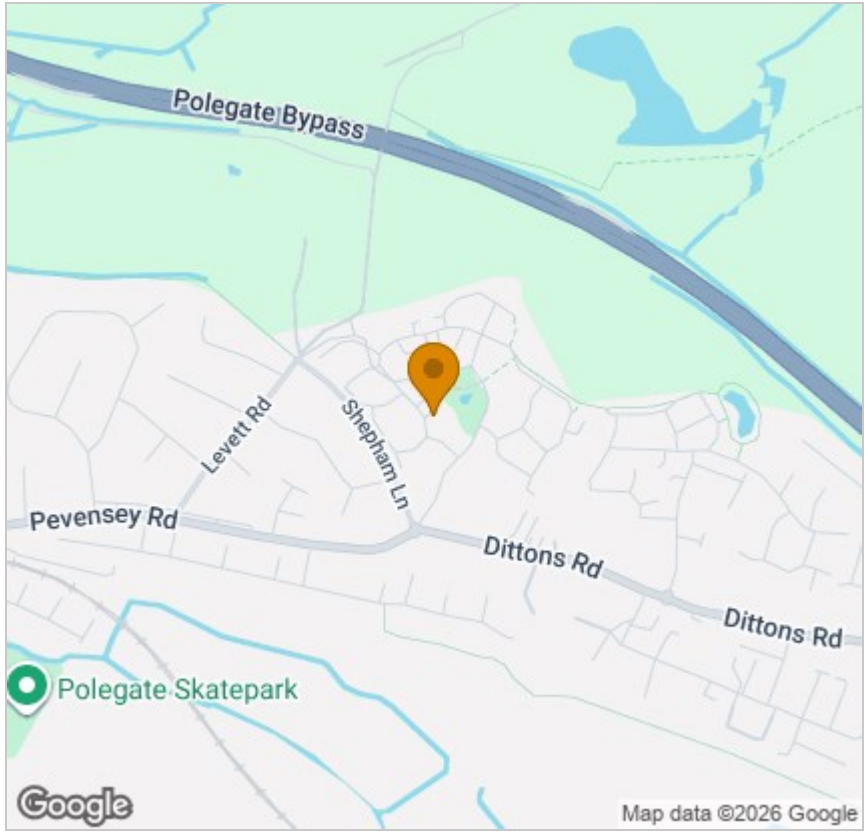
Pets
The property also offers the added benefit of pets being permitted within the development, making it an attractive option for buyers with a four-legged companion who are looking for apartment living without having to compromise on their lifestyle.

Lease Information
We have been advised that the property is leasehold and that there is approx 112 years remaining on the lease, service charge is £1,748 per annum, and the ground rent is £365.07 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

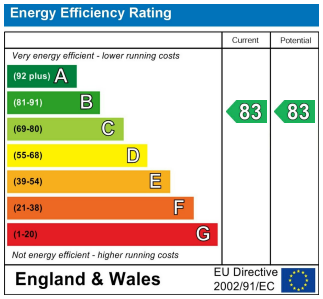
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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.

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