



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Black Path, Polegate, BN26 5BB

Leasehold | Apartment | 2 Bedrooms

A ground floor two bedroom apartment that has direct access to a secluded and southerly facing patio area. An added advantage of this flat is that it also comes with an allocated parking space as well as visitor parking. Internally the flat has a contemporary bathroom, two double bedrooms, living room and separate kitchen. An ideal first home for those that are wanting access to their own outside space. Viewing is highly recommended.

FOR SALE
LEASEHOLD
£175,000

Location

Black Path is located at the heart of Polegate, allowing easy walking distance to the High Street and Train Station. Providing excellent transport connections to Brighton, Lewes and London Victoria. The High Street has an array of independent shops, amenities and eateries including a Harvester.

Resident's Parking

The flat comes with one allocated parking space, there's also a visitor parking bays. The entrance to the building is accessed from the parking area.

Communal Entrance

The secure communal entrance door opens through to the well maintained communal hall and flat entrance door.

Hallway

Laminate flooring, ceiling light and powerpoints.

Living Room 15'5" x 9'10" (4.7 x 3.0)

A well proportioned room which has access out to the secluded patio. The room has laminate flooring, ceiling lights, powerpoints and radiator.

Patio

Step out from the living room onto the southerly patio area, which in turns leads to the lawn communal grounds. The patio is bordered by hedges providing seclusion.

Bedroom One 11'9" x 9'6" (3.6 x 2.9)

Double glazed window which overlooks the communal lawn grounds. Laminate flooring, radiator, ceiling light and powerpoints.

Bathroom 8'6" x 6'2" maximum of (2.6 x 1.9 maximum of)

A contemporary white suite comprising of basin, toilet with concealed cistern and bath which has a thermostatic shower over. Vanity unit with storage cupboards. Extractor, radiator and vinyl flooring.

Kitchen 7'6" x 7'6" (2.3 x 2.3)

Fitted with a range of wall and floor units and complementary worktop. Stainless steel sink with mixer tap that is set beneath a double glazed window. Four ring gas hob, extractor and oven. Space for washing machine, tumble dryer and fridge freezer. Vinyl flooring, ceiling light and powerpoints.

Bedroom Two 11'1" x 9'10" (3.4 x 3)

Double glazed window to the front aspect. Radiator, laminate flooring, ceiling light and powerpoints.

Lease Details

Lease: 125 years from June 1991

Service Charge: Currently £1,776 per year. Paid half yearly.

Ground Rent: £75 per year.

Additional Information

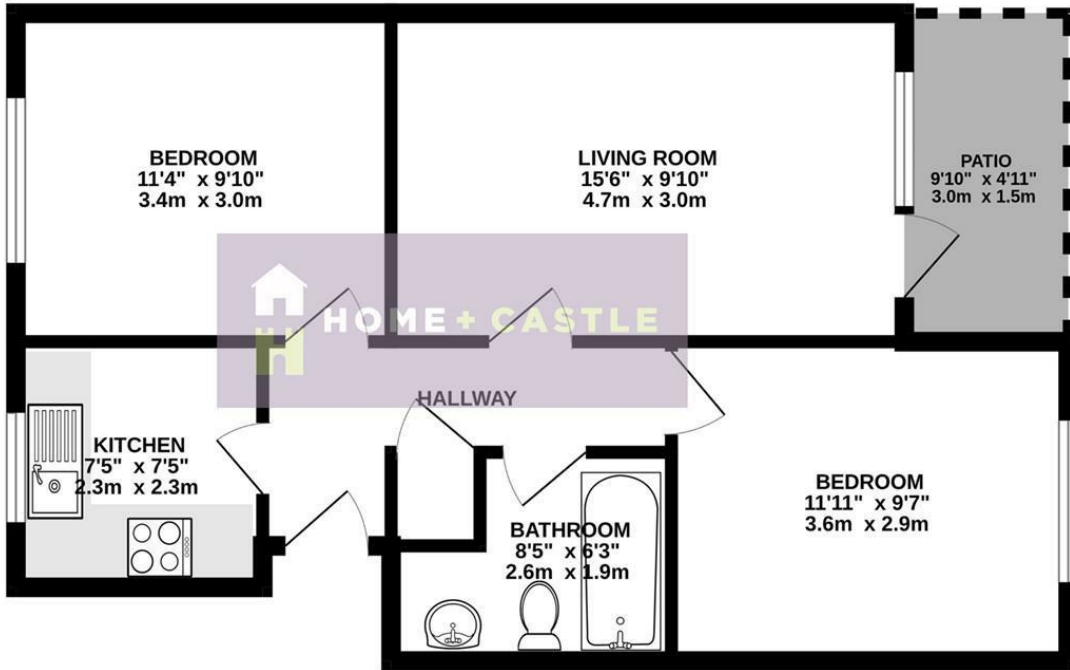
EPC Rating: C

Council Tax Band: B

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

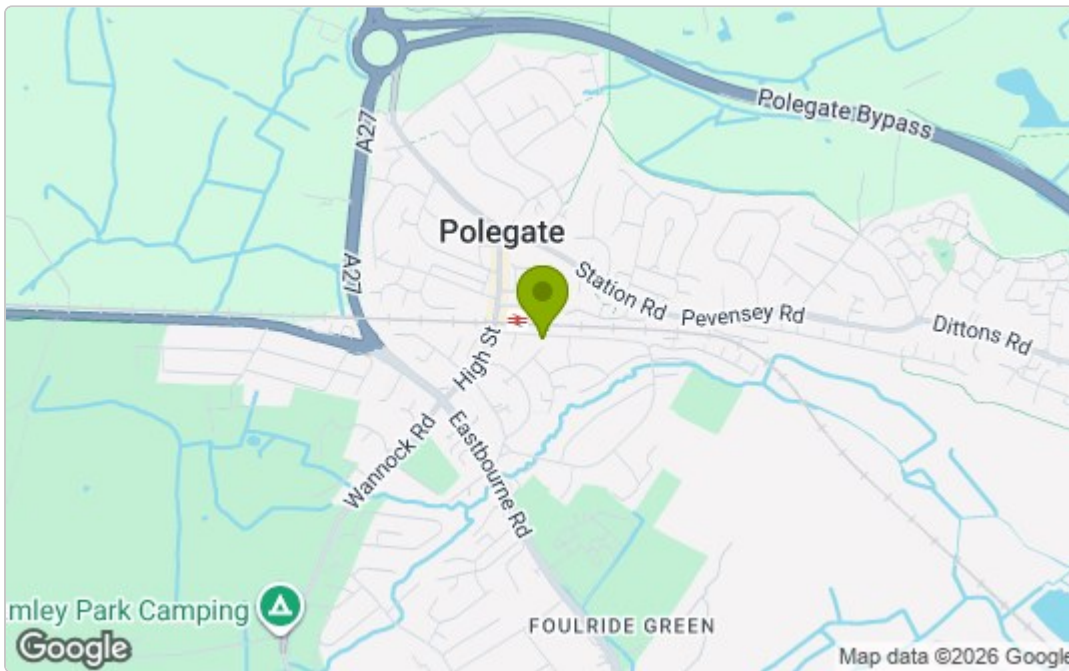
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.