



Charles Cox  
Property Lettings

## 19 WATER HOUSE PORTERS WAY POLEGATE

£1,025 PCM

**AVAILABLE NOW** - This one bedroom UNFURNISHED first floor apartment is conveniently located within walking distance of Polegate Town Centre's amenities, and Mainline Train Station. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, built in oven and gas hob, a stainless steel sink and drainer, and benefits from plenty of light. Master bedroom is a double looking out onto the side of the property. Bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, UPVC double glazed windows throughout, one allocated parking space, close by to bus routes and walking distance to Polegate's Mainline Railway Station. EPC - C. Council Tax Band - A (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- One Double Bedroom • Purpose Built First Floor Flat • Gas Central Heating • Closed by to Polegate Town Centre

### Communal Entrance

Intercom system and post boxes.

### Communal Hallway

Stairs leading to first floor.

### Flat Entrance

### Hallway

Carpet, radiator, consumer unit, entryphone, cupboard housing boiler, doors to all rooms:

### Open Plan Kitchen/Living Room

### Living Room

Carpet, radiator, TV point, double aspect, opening to:

### Kitchen

Tiled floor, wall and base units with worktop over, stainless steel sink drainer and mixer tap, space and plumbing for a washing machine, built in oven and hob, space for a freestanding fridge freezer, window to front of the property.

### Bedroom

Carpet, radiator, double window to side.

### Bathroom

Tiled floor and walls, window, bath with shower over, basin, w/c. Radiator, mirrored unit and extractor fan.

### Parking

One allocated parking space to the front of the building.

### Council Tax Band

This property is currently rated by Wealden District Council at Band A and is excluded from the rent.

### References & Holding Payment

\* IMPORTANT \*

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 1 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Measurement Information

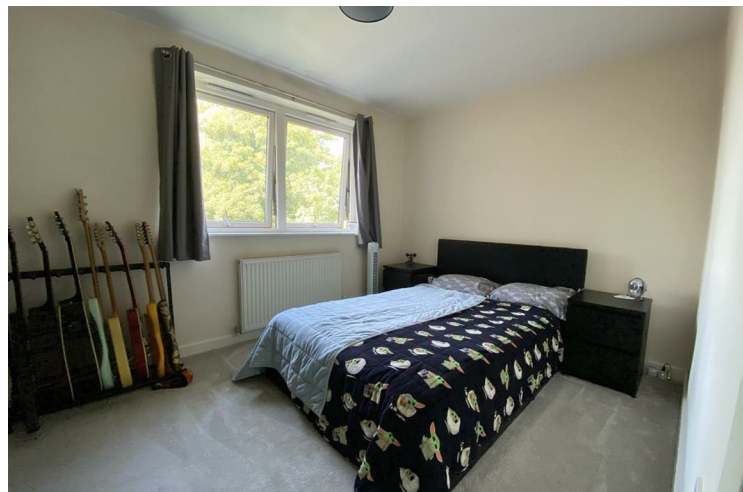
Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

### Viewing Information

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



- Easy Reach to Polegate Train Station • Allocated Parking Space • EPC- C • Council Tax - A





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      | 76                      |
| (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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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