



# BROOK GAMBLE



BROOK



**30 Kensington Way  
, Polegate, BN26 6FJ**

Brook Gamble are delighted to offer to the market this modern, well presented 2 bedroom purpose built first floor apartment in Polegate. The property has been well maintained by the current owners and as such enjoys well proportioned accommodation including the open plan Lounge/Dining Room and Kitchen and an en-suite shower room to the master bedroom. Further benefits include gas central heating and uPVC double glazing, as well as an allocated parking space. being sold chain free, viewing is highly recommended. Sole Agents.

**£220,000**

# 30 Kensington Way , Polegate, BN26 6FJ



- First Floor Apartment
- Well Presented
- Allocated Parking
- Open Plan Living Accommodation
- Gas Central Heating
- Chain Free
- En-Suite To Master Bedroom
- UPVC Double Glazing
- Sole Agents

Communal Entrance

Other Information

Private Entrance Hall

Lounge / Dining Room

17'11 x 12'2 (5.46m x 3.71m)

Kitchen

13'7 x 8'5 (4.14m x 2.57m)

Bedroom 1

11'5 x 10'10 (3.48m x 3.30m)

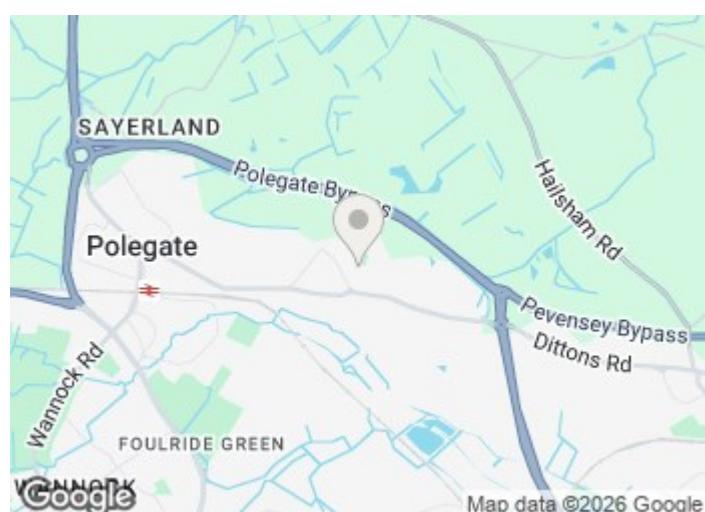
En-Suite Shower Room

Bedroom 2

13'8 x 7'5 (4.17m x 2.26m)

Bathroom

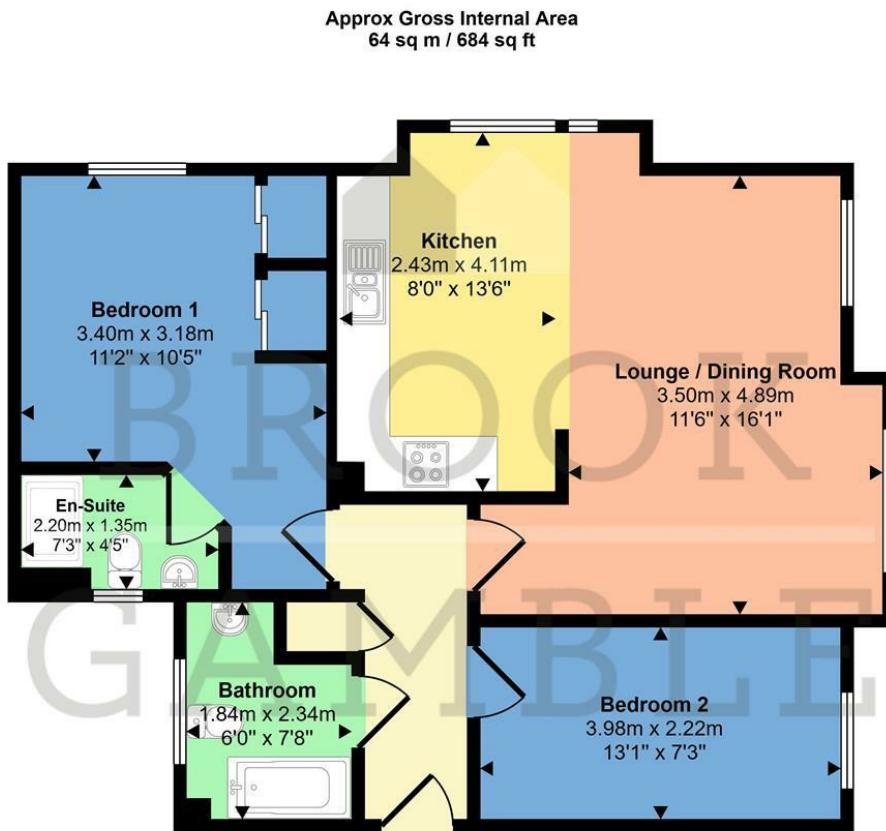
Outside



## Directions



## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	