HOME + CASTLE
ESTATE AGENTS

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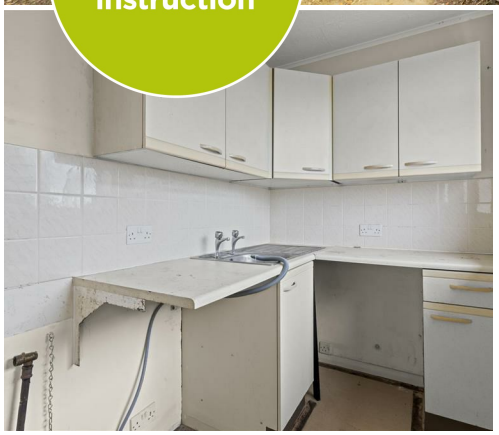


Aberdale Road, Polegate, BN26 6JH

Share of Freehold | Flat - Purpose Built | 1 Bedrooms

A first floor apartment that is now in need of refurbishment and updating. It comes with the front garden, share of freehold and private entrance door. It is offered to the market with no onward chain. Polegate High Street and train station is less than a mile away and has an array of shops, eateries and facilities.

FOR SALE
SHARE OF
£125,000

Location
Polegate is a popular location with its connectivity by train to London Victoria, Lewes & Brighton. Alternatively by car you have easy access to the A22 & A27. Polegate High Street has a selection of independent shops as well as cafes and a Harvester.

Garden
The apartment comes with the garden area to the front of the building.

Hallway & Landing
The private entrance door opens into ground floor space with stairs rising to the first floor landing. There's parquet flooring with carpet on the staircase and landing.

Bathroom 7'6" x 5'0" (2.3 x 1.53)
Fitted with pedestal basin, toilet and bath with electric shower over. Ceiling light and vinyl flooring.

Bedroom 13'9" x 8'11" (4.2 x 2.74)
Double glazed window which overlooks the neighbouring green space. Over stairs storage cupboard which houses the hot water cylinder. Ceiling light, wall panel heater and powerpoints.

Living Room 15'1" x 9'1" (4.6 x 2.78)
The double glazed window offers views toward The South Downs. Ceiling light, wall panel heater and powerpoints.

Kitchen 7'6" x 5'1" (2.3 x 1.57)
Range of wall and floor units, stainless steel sink. Space for cooker, washing machine and under counter fridge. Double glazed window with views towards The South Downs.

Lease Details
We understand that the comes with a share of the freehold and a long lease term.

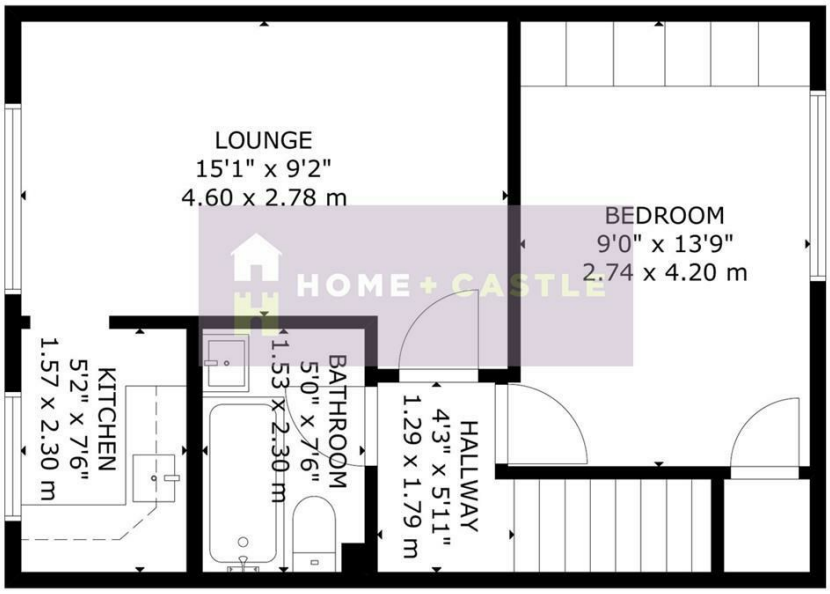
The service charge is £300 per annum.

Additional Information
EPC Rating: E

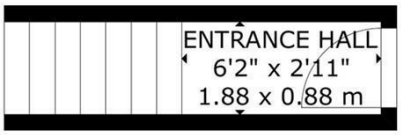
Council Tax Band: A

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



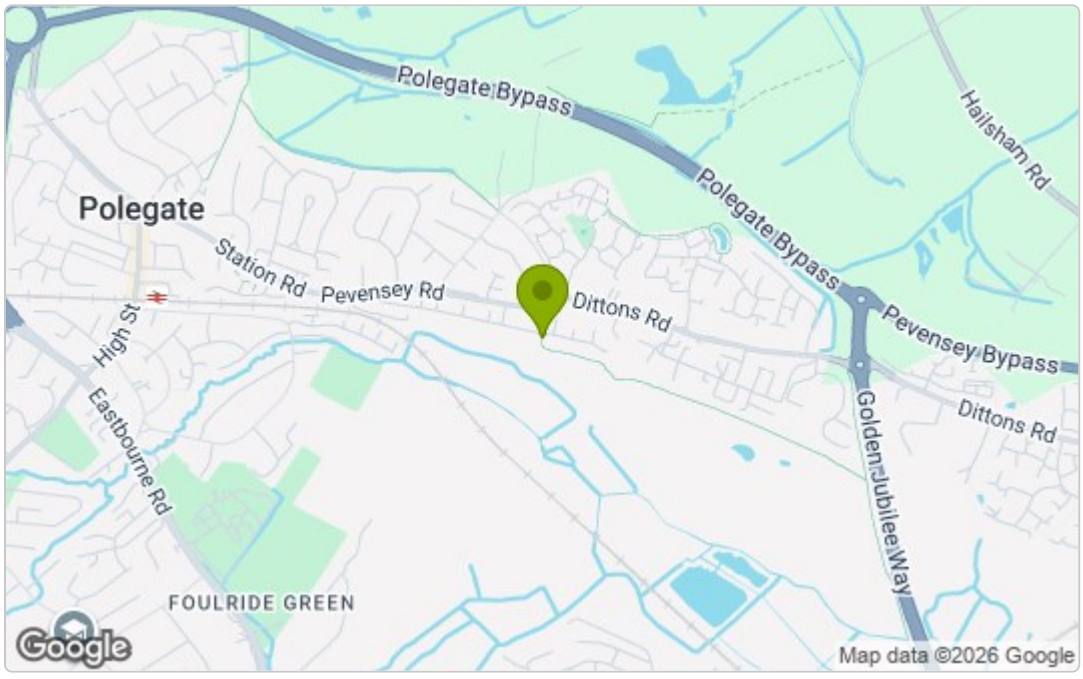
FLOOR 2



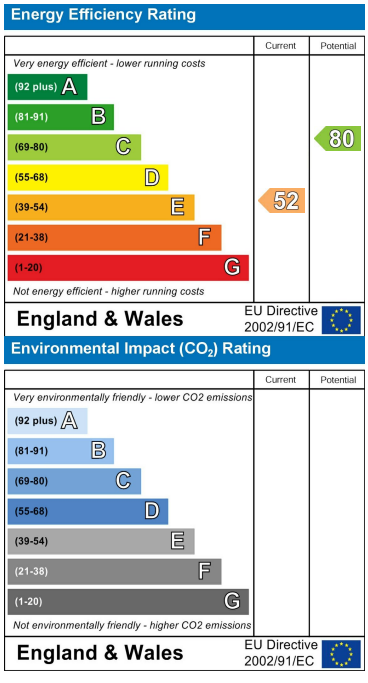
FLOOR 1

GROSS INTERNAL AREA
TOTAL: 42 m²/451 sq.ft
FLOOR 1: 3 m²/34 sq.ft, FLOOR 2: 39 m²/417 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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.