



HOME + CASTLE
ESTATE AGENTS

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St. Johns Road, Polegate, BN26 5BS

| Flat | 2 Bedrooms

Home & Castle are delighted to offer this spacious two double bedroom flat located in a quiet area close to Polegate high street and railway station with brilliant links to London, Brighton & Eastbourne. This property Benefits from a private entrance, garage, parking and a private garden which is laid to lawn with mature bushes and conifers.

TO LET
£1,100 PCM

Entrance Hall

Double glazed door, leading to stairs up to the landing.

Landing

Radiator, double glazed window to the side, door to airing cupboard and boiler.

Lounge 16'8 x 10'10 (5.08m x 3.30m)

Neutral decor throughout with electric fire, television point, double glazed window to the front.

Kitchen 10'4 x 9'10 (3.15m x 3.00m)

Range of wall and base units with drawers and complementary work surfaces, inset one and a half bowl stainless steel sink with single drainer and mixer tap, tiled splashbacks, space and plumbing for a washing machine, built-in stainless steel oven and four ring gas hob, with stainless steel extractor hood above, space for an upright fridge/freezer, slate tiled floor, recessed spotlights, under unit lighting and double glazed window to the front.

Bedroom 1 15'1 x 9'1 (4.60m x 2.77m)

Neutral decor, radiator, double glazed window to the rear.

Bedroom 2 12 x 9'1 (3.66m x 2.77m)

Neutral decor, wood effect laminate flooring, radiator, built-in wardrobe and double glazed window to the rear.

Bathroom

Fitted bath with wall mounted shower unit, pedestal wash basin, low level WC, tiled splashbacks, heated chrome towel rail and double glazed window to the side.

PRIVATE Rear Garden

Laid to lawn with mature bushes and conifers.

Garage

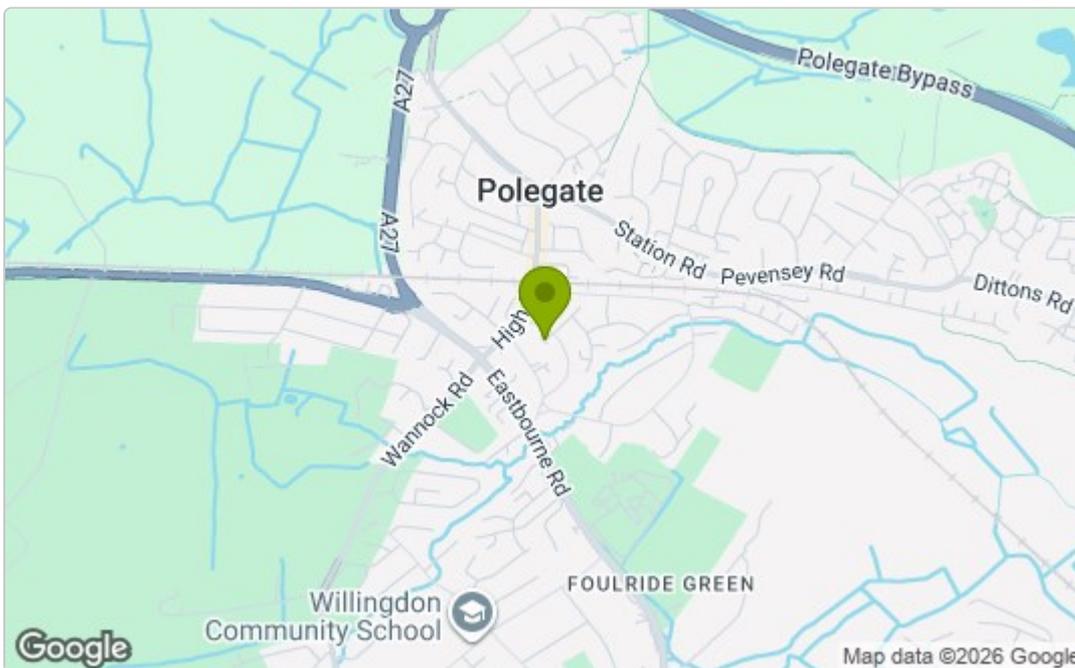
Situated at the rear of the property with up-and-over door.

COUNCIL TAX

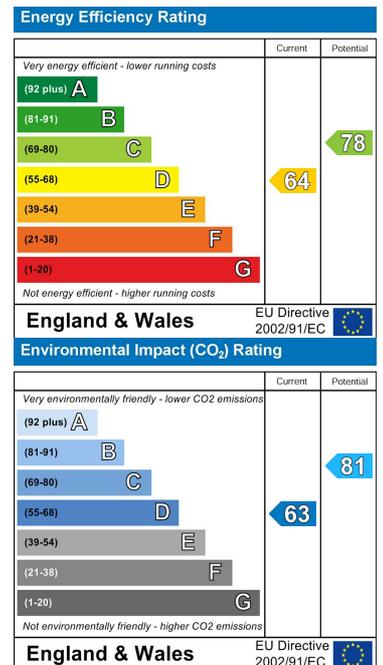
BAND - B

Floor Plan

Area Map



Energy Efficiency Graph



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