

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



11 Millfields Court Windsor Way, Polegate, East Sussex, BN26 6QE

Price £175,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this pleasant ONE BEDROOMED first floor apartment situated in a small purpose built block in Polegate. Available chain free, the light and neutral accommodation on offer comprises; communal entrance hall, living room, modern kitchen, double bedroom, en-suite shower room and separate w.c. The apartment enjoys an outlook over the lawned communal gardens and has the benefit of a Share of the Freehold.



Local shopping facilities are available at nearby Polegate high street, as is a mainline railway station. Eastbourne's town centre, with it's comprehensive shopping facilities and mainline railway station is approximately five miles distant.

*** COMMUNAL ENTRANCE HALL * LIVING ROOM * MODERN KITCHEN * DOUBLE BEDROOM * EN-SUITE SHOWER ROOM * SEPARATE W.C * ATTRACTIVE LAWNED COMMUNAL GARDENS * SHARE OF FREEHOLD * CHAIN FREE ***



The accommodation

Comprises:

Front door to:

Communal Entrance Hall

Stairs rising to first floor landing.

Front Door

To:

Living Room

14'6 x 12'9 (4.42m x 3.89m)

Night storage heater, window to rear, door to:

Kitchen

8'10 x 7'5 (2.69m x 2.26m)

Having a modern selection of eye and base level units with work surface, stainless steel sink unit with mixer taps, appliances including cooker with extractor fan over, washing machine, fridge, part tiled walls, larder cupboard housing fuses, window to rear.

Bedroom

12'9 x 8'10 (3.89m x 2.69m)

(Measurement includes depth of fitted wardrobe)

Fitted wardrobe, further built-in wardrobe, night storage heater, window to front, door to:

En-Suite Shower Room

White suite comprising shower cubicle, corner basin, airing cupboard immersion heater, window to side.

Separate W.C

Low level w.c, hand basin, part tiled walls, window to front.

Communal Gardens

Found to the front and the rear of the property, predominantly lawned.

N.B

The vendor advises us of the following:

The lease is 125 years from 1975 (approximately 78 years remaining) and is offered with a Share of the Freehold.

The current service charges are £1001.88 per annum.

The managing agents are Stiles Harold Williams.

N.N.B

The seller is prepared to include the furniture and kitchen appliances as part of the sale price.

COUNCIL TAX BAND:

Council Tax Band - A £1502.00 until 31st March 2023 Wealden District Council.

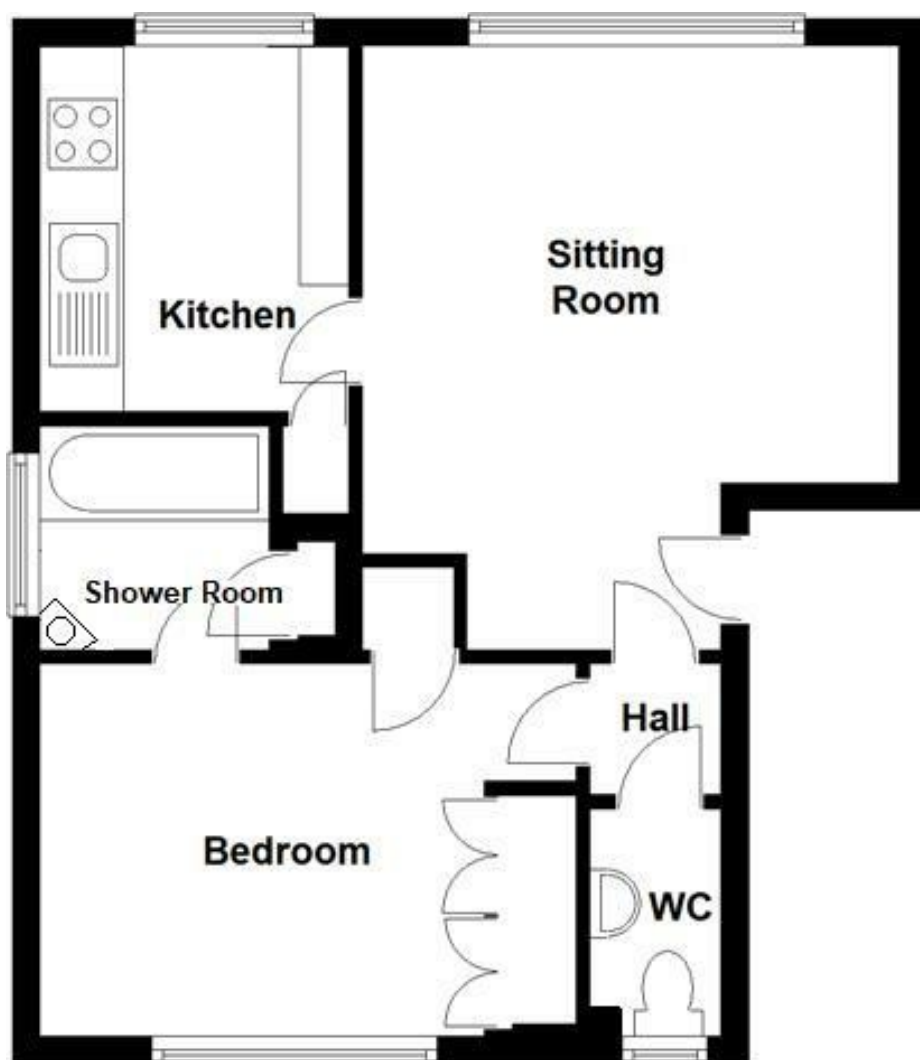
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

