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Taylor Engley



88 Kensington Way, Polegate, East Sussex, BN26 6FJ

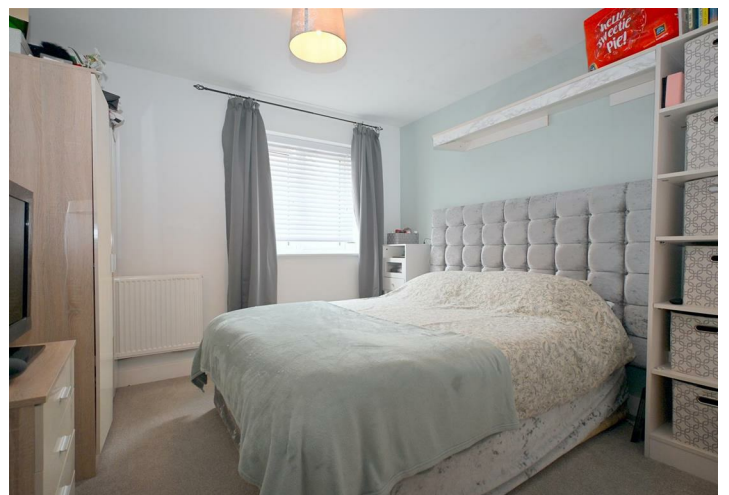
Asking Price £199,500 Leasehold

An excellent opportunity arises to acquire this well presented TWO BEDROOMED FIRST FLOOR APARTMENT, forming part of the popular Mill Development, located on the outskirts of Polegate. The apartment benefits from gas fired central heating, double glazing and has features that include a spacious living room with integral kitchen, principle bedroom with en-suite shower room and a separate family bathroom. There is an allocated car parking bay and the property is offered to the market chain free. EPC=B.



The property is located on the popular Mill Development on the outskirts of Polegate. Polegate High Street with its local shops, services and mainline railway station is approximately one mile distant. Bus services pass along the nearby Dittons Road whilst Eastbourne's town centre is approximately five and a half miles distant offering a comprehensive range of shopping facilities and mainline railway station. Schools for most age groups can be found within the Polegate and nearby Lower Willingdon areas.

*** SPACIOUS FIRST FLOOR APARTMENT * LIVING ROOM WITH INTEGRAL KITCHEN * TWO BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * ALLOCATED CAR PARKING BAY
* GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Hall

With stairs rising to first floor landing, front door opening to:

Entrance Hall

Security entry phone, downlighters, radiator, deep built in cupboard housing Ideal gas fired boiler, built in store cupboard with shelving, window to side.

Living Room with Integral Kitchen

19'10 max x 13'3 max (6.05m max x 4.04m max) (maximum measurements include depth of fitted units)

Double aspect room, two radiators.

Kitchen Area

Comprises, range of base and wall mounted cupboards, worktops with inset single drainer stainless steel sink unit, slimline dishwasher, electric undercounter oven, four burner gas hob with extractor fan over, space and plumbing for washing machine, integrated fridge/freezer, downlighters.

Bedroom 1

13'7 max x 10'5 max (4.14m max x 3.18m max)
Radiator, outlook to front.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, radiator, shaver point, downlighters.

Bedroom 2

13'7 max x 7'4 max (4.14m max x 2.24m max)
(13'7 max into door recess)
Radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, radiator, part tiled walls, downlighters, window.



Allocated Car Parking Bay

Number 218.

NB

We have been informed by our client of the following,

Term of lease 125 years commencing on 1 January 2013

Service charge 01/05/2025 to 30/04/2026 £1,759.65

Ground rent for 2026 £365.07

(All details concerning the term of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

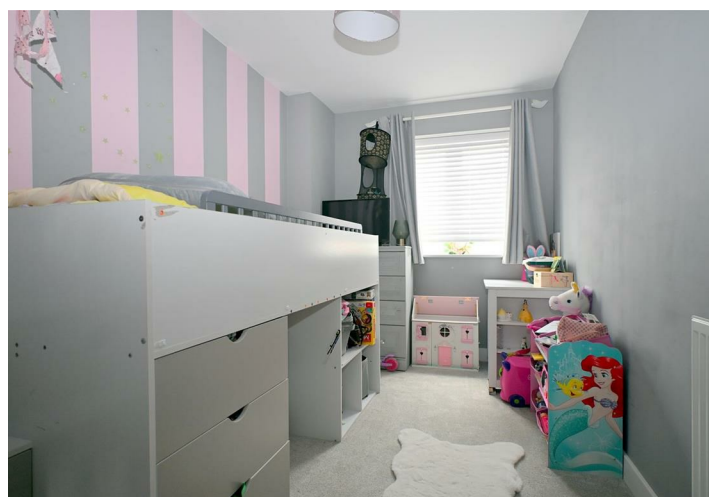
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

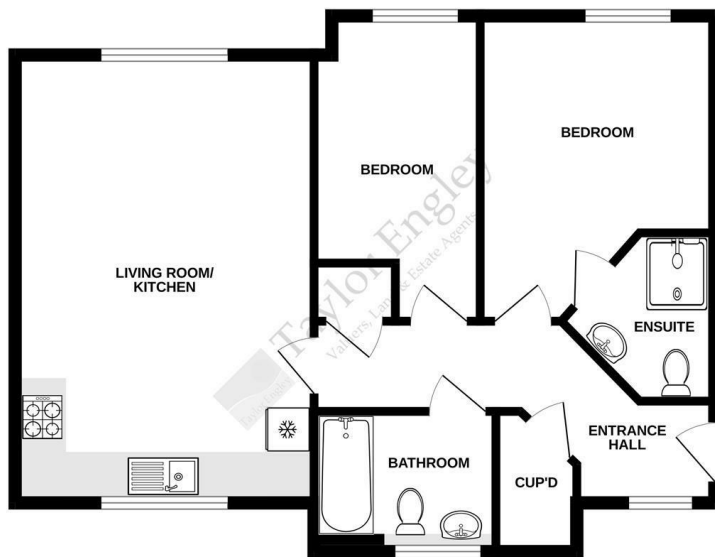
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

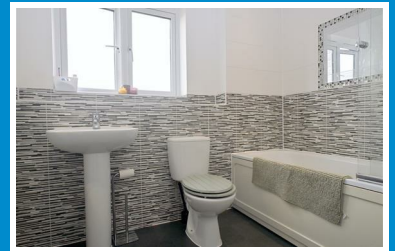
All appointments are to be made through TAYLOR ENGLE.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 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.