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Taylor Engley



Flat 12, Guardian Court Brookside Avenue, Polegate, East Sussex, BN26 6DW

Asking Price £89,950 Leasehold

An opportunity arises to acquire this well presented one bedroom first floor apartment forming part of the popular Guardian Court retirement development for the over 60's. The apartment is set within attractive communal gardens and features communal facilities that include a residents lounge, laundry room, and a guests bedroom at an additional charge. The apartment benefits from communal heating, double glazing and there is a house manager. The block is served by a passenger lift and the apartment is offered to the market chain free. EPC = C.



Guardian Court occupies a convenient location within Polegate being within walking distance of local shops and Polegate's mainline railway station. Bus services also serve the local area. Eastbourne's town centre is approximately five miles distant and offers a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR GUARDIAN COURT RETIREMENT DEVELOPMENT FOR THE OVER 60'S * WELL PRESENTED * ONE DOUBLE BEDROOM * LIVING ROOM * FITTED KITCHEN * SHOWER ROOM * COMMUNAL FACILITIES INCLUDE, RESIDENTS LOUNGE, LAUNDRY ROOM * COMMUNAL PARKING ON A FIRST COME FIRST SERVED BASIS * GUEST BEDROOM AT ADDITIONAL NIGHTLY CHARGE * BLOCK SERVED BY PASSENGER LIFT * HOUSE MANAGER * COMMUNAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Communal entrance hall with passenger lift or stairs rising to first floor, front door to:

Entrance Hall

Recess with shelf and consumer unit, built-in storage cupboard with shelving and cupboard over, built in linen cupboard.

Living Room

13'3 x 13 (4.04m x 3.96m)

Radiator, walk in storage cupboard with light, outlook to front.

Kitchen

8'5 max x 4'11 max (2.57m max x 1.50m max)
(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, work surface with inset single drainer sink unit, Hotpoint electric hob, tiled walls, window to side.

Double Bedroom

13'1 max x 10'9 max (3.99m max x 3.28m max)
(10'9 max reducing to 8'7)

Radiator, built-in wardrobe cupboard, outlook to rear.

Shower Room

Spacious shower cubicle, wash hand basin set into cabinet, low level wc with concealed cistern, radiator, tiled walls, mirror, shaver point, wall mounted electric heater, medicine cabinet.

Communal Facilities

Attractive communal gardens, residents lounge, guest bedroom (additional nightly charge), laundry room, residents parking on a first come first served basis.

NB

We are informed of the following,

Term of lease 99 years from July 1999

Service charge: for the period April 2026/27 £309.39 per month

Sinking fund is at a cost of 1.75% yearly (calculated from the original purchase price on pro rata basis until resold to another owner); to be deducted from the sale price on completion.

(All details concerning the term of the lease and outgoing 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 ENGLEBY.



507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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 mis-statement. 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		
(69-80) C	75	78
(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.