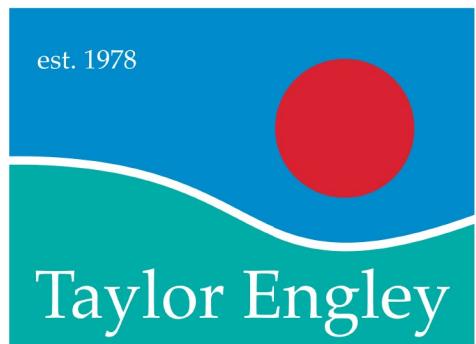


Valuers, Land & Estate Agents
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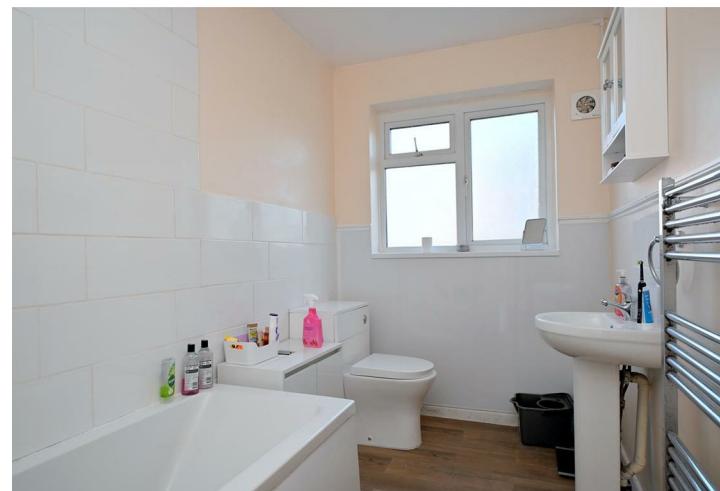
9 Farmlands Court Farmlands Close, Polegate, East Sussex, BN26 5LJ
Asking Price £185,000 Leasehold

An opportunity arises to acquire this spacious ONE BEDROOMED GROUND FLOOR APARTMENT, located on the borders of Polegate and Lower Willingdon. Features include a patio terrace over looking the communal gardens, private front door access, gas fired central heating and double glazing. There is the remainder of a 999 year lease and the property is offered to the market chain free. EPC=C



Farmlands Court occupies a convenient location on the borders of Polegate and Lower Willingdon, being within walking distance of local shops. Bus servicers serve the local area and Polegate's mainline railway station and amenities are approximately one mile distant. Eastbourne's town centre amenities are approximately four miles distant.

*** POPULAR FARMLANDS COURT DEVELOPMENT * PATIO TERRACE * PRIVATE FRONT DOOR ENTRANCE * SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO PATIO TERRACE * KITCHEN * DOUBLE BEDROOM * BATHROOM * COMMUNAL GARDENS * REMAINDER OF 999 YEAR LEASE * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Radiator, two built in storage cupboards, airing cupboard, central heating thermostat.

Living Room

15'10 max x 10'10 max (4.83m max x 3.30m max)

Radiator, double doors to front opening to:

Patio Terrace

Spacious patio terrace to the front of the apartment overlooking the communal gardens.

Kitchen

9'11 max x 8'11 max (3.02m max x 2.72m max)

(8'11 max reducing to 6'11, maximum measurements include depth of fitted units)
Comprises, range of base and wall mounted cupboards, worksurface with inset single drainer one and a half bowl stainless steel sink unit, under counter electric cooker, electric hob with extractor fan over, built in cupboard housing Glow Worm gas fired boiler, space for fridge/freezer, window to side.

Bedroom

12'10 max x 9'11 max (3.91m max x 3.02m max)

Radiator, outlook to rear.

Bathroom

Bath with tiled surround, shower screen, pedestal wash hand basin, low level w/c, chrome effect heated towel rail, window to rear.

Communal Gardens

Laid mainly to lawn.

NB

We are informed of the following,

Term of lease 999 years from 18 July 1966

Service Charge: for period 25 December 2025 to 24 March 2026 £416.67

Managing Agent: Southdown Residential Estates & Property Management.

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

COUNCIL TAX BAND:

Council Tax Band - 'A' 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:

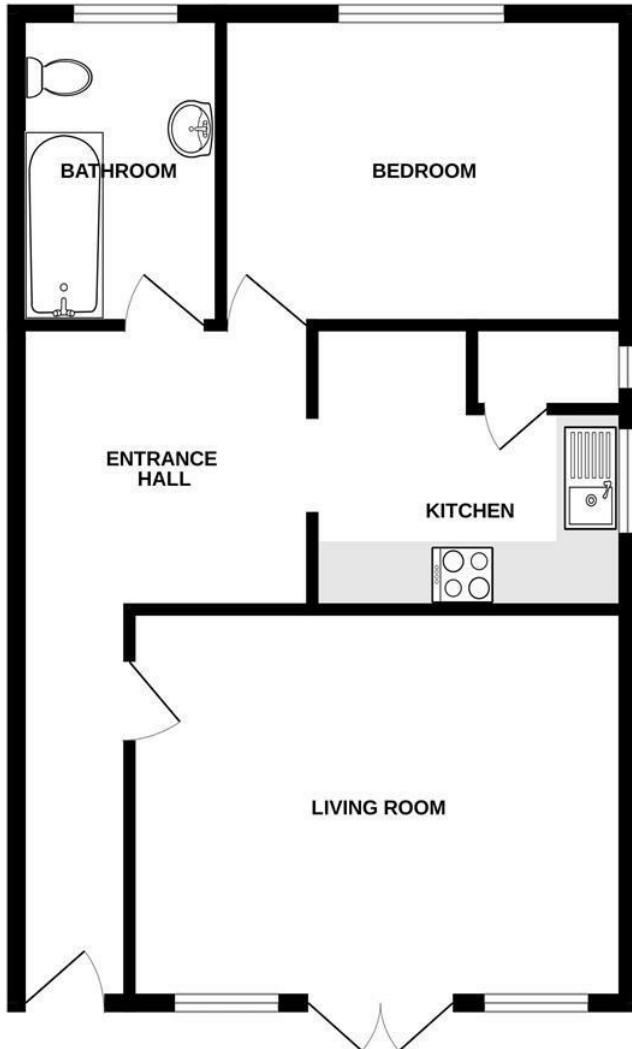
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix ©2006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	73
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