



6 WATER HOUSE PORTERS WAY POLEGATE

£1,100 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This two bedroom second floor (top) apartment is conveniently located within walking distance of Polegate Town Centre's amenities, and Mainline Train Station. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and gas hob, a stainless steel sink and drainer, and also has access to the balcony which has views of the Downs and the trainline. Master bedroom is a double looking out onto the rear of the property. Bedroom Two is a single and has views out to the front of the property. Family bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, UPVC double glazed windows throughout, close by to bus routes and walking distance to Polegate's Mainline Railway Station. EPC - C. Council Tax Band - B £1,835.18 for the period 2023/24 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- TWO BEDROOM APARTMENT • SECOND FLOOR (TOP) APARTMENT • GAS CENTRAL HEATING • BALCONY • CLOSE BY TO POLEGATE TOWN CENTRE

COMMUNAL ENTRANCE

Intercom system and post boxes

COMMUNAL HALLWAY

Stairs leading to second floor (no lift)

APARTMENT ENTRANCE

HALLWAY

Carpet, entryphone system, consumer unit, doors leading to all rooms:

OPEN PLAN KITCHEN/LIVING ROOM

LIVING ROOM

Carpet, radiator, TV & Twin Satellite points, double aspect UPVC double glazed windows to rear and side, doors leading to Balcony. Opening up too:

KITCHEN

Tiled floor, wall and base units with worktop over, UPVC double glazed window to front, Electric Oven & Gas Hob with cooker hood extractor over, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs.

MASTER BEDROOM

Carpet, radiator, double UPVC double glazed windows to rear overlooking the Railway Station with views of the Downs.

BEDROOM TWO

Carpet, radiator, WPVC double glazed window to the front.

FAMILY BATHROOM

Tiled floor and walls, white bathroom suite comprising, bath with shower over, basin, and w/c, radiator.

BALCONY

Balcony off of the Living room to the rear of the building overlooking the Railway station and with views of the Downs.

PARKING

One allocated parking space to the front of the building.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (B) which is approximately £1,835.18 for the period 2023/24 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays,



- PURPOSE BUILT MODERN APARTMENT WITH VIEWS OF THE DOWNS • ONE ALLOCATED PARKING SPACE • SUITABLE FOR A PROFESSIONAL PERSON OR COUPLE • EPC - C • COUNCIL TAX BAND - B

alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

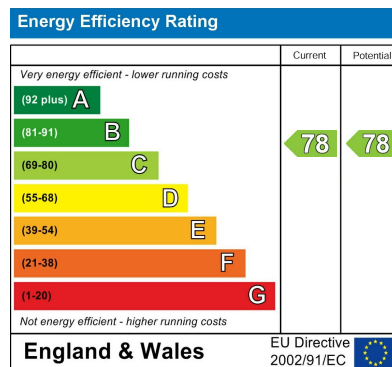
VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

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





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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