



4 WATER HOUSE PORTERS WAY POLEGATE, BN26 6RJ

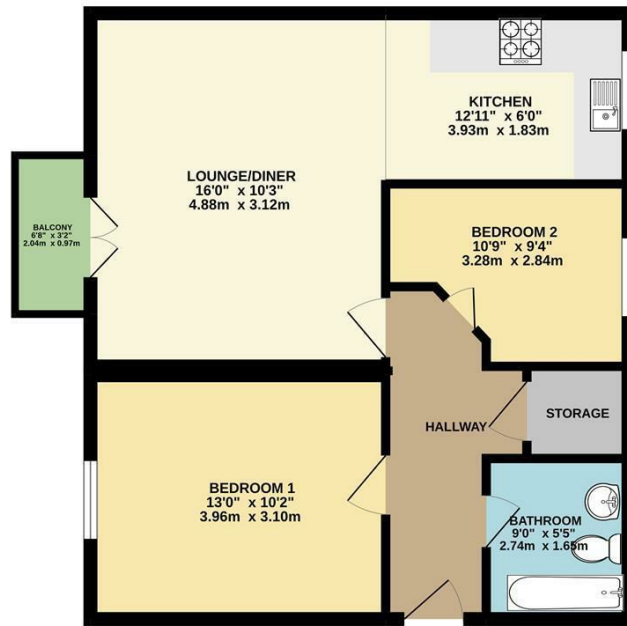
£1,100 PCM

AVAILABLE MID-END MAY UNFURNISHED - This two bedroom first floor 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 (Tenant has offered to gift washing machine), space for a freestanding fridge freezer, space and plumbing for a slimline dishwasher, electric oven and 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 - B. Council Tax Band - B £1,939.54 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



Charles Cox
Property Lettings

GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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	

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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