



4 THE CENTRE HIGH STREET POLEGATE

£1,100 PCM

AVAILABLE IMMEDIATELY UNFURNISHED - This two bedroom second floor (top) apartment has been redecorated, had new flooring and a new kitchen installed and is conveniently located within Polegate Town Centre with amenities, and Mainline Train Station on its doorstep. The property comprises of an open plan kitchen/living room looking which is a double aspect and have views of the railway line, carpark and views of the Downs, kitchen comprising of a number of wall and base units, with space and plumbing for a washing machine, space for an undercounter fridge and freezer, electric oven and hob (both new June 2024), a stainless steel sink and drainer, master bedroom and bedroom two are both doubles with views of the Downs, family bathroom with radiator, shower over bath, basin and w/c and has a cupboard with houses the combi boiler. The property benefits from a gas central heating, UPVC double glazed windows throughout, close by to bus routes and Polegate's Mainline Railway Station. EPC - C. 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.



- TWO DOUBLE BEDROOMS • SECOND FLOOR (TOP) APARTMENT • GAS CENTRAL HEATING • VIEWS OF THE DOWNS

* Two Double Bedroom Top Floor Apartment

* Open Plan Kitchen/Living Room

* Plenty of Storage

COMMUNAL ENTRANCE

Accessed via the pedestrianised area.

COMMUNAL HALLWAY

Stairs leading to the second floor (top), inner corridor leading to:

APARTMENT ENTRANCE

HALLWAY

New carpet, radiator, consumer unit, entryphone, skylight, room thermostat, built in cupboard, doors leading to all rooms:

OPENPLAN KITCHEN/LIVING ROOM

LIVING ROOM

16'11" x 11'0"

New carpet, two small radiators, three UPVC double glazed windows with views over the carpark, railway station, towards the Downs, opening to:

KITCHEN

7'6" x 11'0"

New LVT flooring, range of new wall and base units with worktop over, stainless steel sink with drainer and mixer tap, Electric oven and hob (New June 2024), space and plumbing for a washing machine and space for two undercounter appliances, two small radiators, UPVC double glazed window.

MASTER BEDROOM

10'6" x 9'2"

New carpet, small radiator, UPVC double glazed window with views of the Train Station and Downs.

BEDROOM TWO

10'6" x 7'6"

New carpet, small radiator, UPVC double glazed window with views of the Train Station and the Downs.

FAMILY BATHROOM

New LVT flooring and walls, bath with shower over, basin, w/c, radiator, cupboard housing boiler.

PARKING

On street parking.



• POLEGATE TOWN CENTRE • CLOSE BY TO AMENITIES & TRAIN STATION • ON STREET PARKING • SUITABLE FOR A SINGLE OR PROFESSIONAL COUPLE • EPC - C • COUNCIL TAX - B

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (B) which is approximately £1,939.54 for the period 2024/25 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, 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

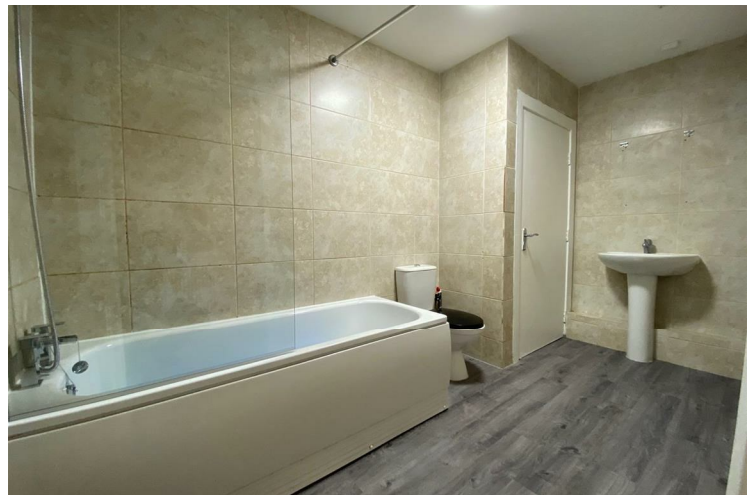
* Views of the Downs

* Central Location

* Moments from Train Station







Additional Information

Local Authority - Wealden District Council
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 850.36 sq ft
Tenure -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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