



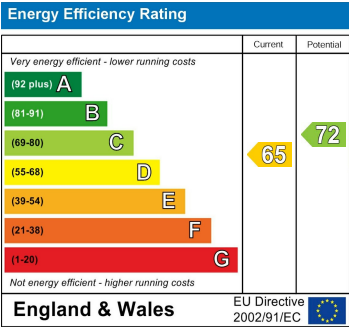
## 9 THE CENTRE HIGH STREET POLEGATE, BN26 6DU

£900 PCM

AVAILABLE BEGINNING-MIDDLE MAY UNFURNISHED - This one bedroom second floor apartment 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, living room has carpet, radiator, windows opening to: kitchen comprising of a number of wall and base units, space for a freestanding fridge freezer, electric oven and hob, a stainless steel sink and drainer, utility cupboard housing space and plumbing for washing machine, master bedroom is a double with UPVC double glazed window overlooking the high street, family bathroom with heated towel radiator, shower over bath, basin and w/c. The property benefits from a electric boiler for heating, hot water cylinder, UPVC double glazed windows throughout, close by to bus routes and Polegate's Mainline Railway Station. EPC - D. Council Tax Band - B £2,042.74 for the period 2025/26 (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



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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