



## 11 THE CENTRE HIGH STREET POLEGATE

£1,050 PCM

AVAILABLE NOW - UNFURNISHED - This two bedroom first floor flat 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, 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 a freestanding fridge freezer, electric oven and hob, 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. 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 £2,028.79 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.



- TWO DOUBLE BEDROOMS • FIRST FLOOR FLAT • ELECTRIC BOILER & HOT WATER CYLINDER • VIEWS OF THE DOWNS

### Communal Entrance

Accessed via the pedestrianised area.

### Communal Hallway

Stairs to first floor landing:

### Landing

Security door to Inner hallway and leading to lobby area.

### Lobby

Leading to:

### Entrance to Flat

### Hallway

Carpet, radiator, room thermostat, entry phone, cupboard housing water cylinder, electric boiler, and consumer unit, doors to all rooms:

### Open Plan Kitchen/Living Room

### Living Room

Carpet, radiator, five UPVC double glazed windows with views of the train station and the Downs, opening to:

### Kitchen

Tiled floor, range of wall and base units with worktop over, stainless steel one and a half bowl sink and drainer with mixer tap, electric oven and hob, space and plumbing for a washing machine, space for a freestanding fridge freezer.

### Master Bedroom

Carpet, radiator, two UPVC double glazed windows with views of the train station and the Downs.

### Bedroom Two

Carpet, radiator, three UPVC double glazed windows with views of the Train Station and the Downs.

### Bathroom

Tiled floor, bath with shower over, basin, w/c, mirror, heated towel radiator.

### Parking

On street parking.

### Council Tax Band

This property is currently rated by Wealden District Council at Band (B) which is approximately £2,028.79 for the period 2025/26 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 [lettings@charlescox.co.uk](mailto:lettings@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,



- POLEGATE TOWN CENTRE • CLOSE BY TO AMENITIES AND POLEGATE TRAIN STATION • ON STREET PARKING • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - D • COUNCIL TAX - 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 [lettings@charlescox.co.uk](mailto:lettings@charlescox.co.uk).

### Mobile Phone & Broadband Coverage

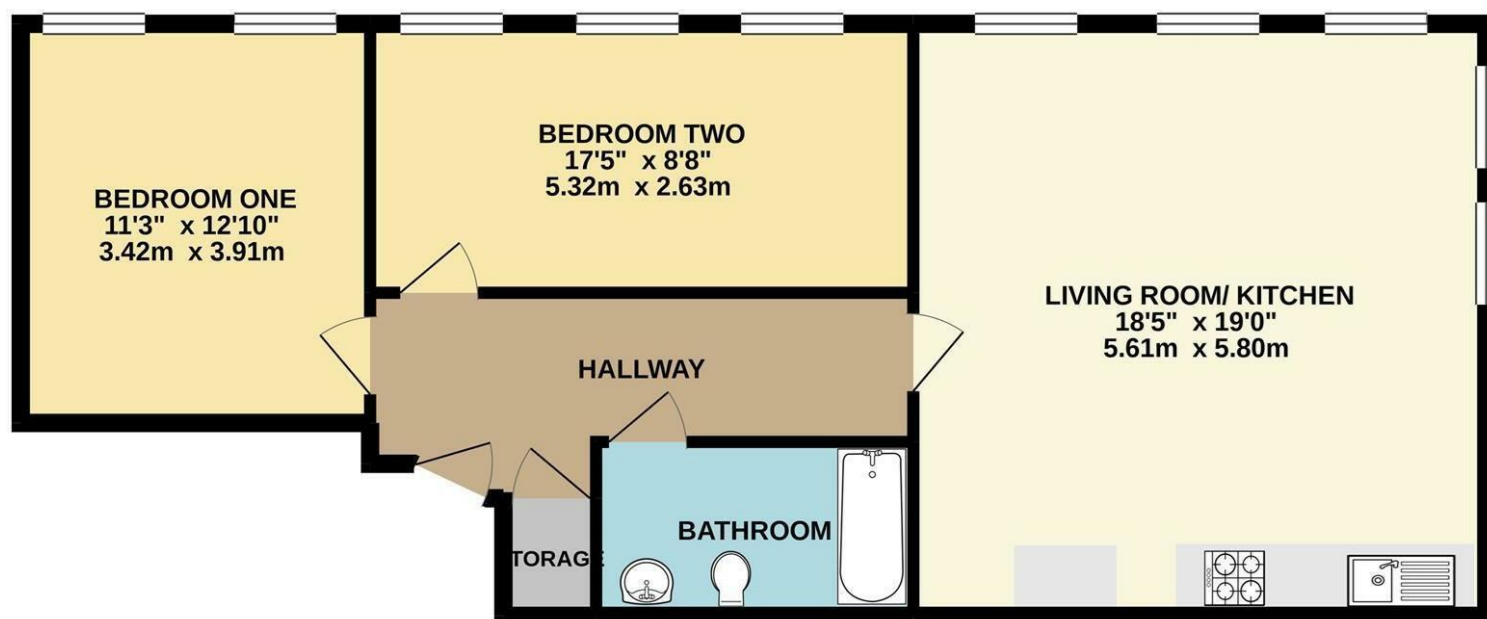
For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)





# GROUND FLOOR

807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(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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**Charles Cox**  
Property Lettings