



78 Kensington Way, Polegate, BN26 6FJ

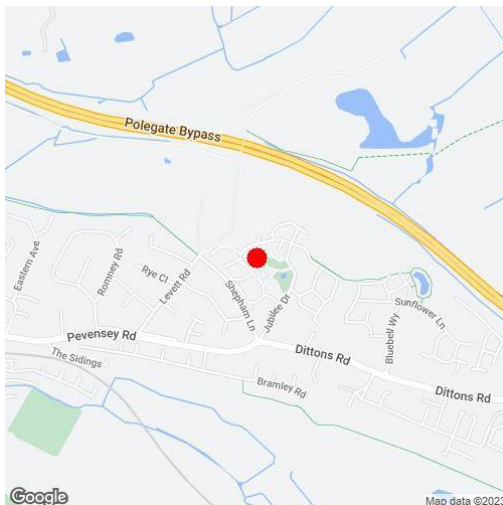
Price £220,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom, two bathroom apartment presented in excellent decorative condition. The property is situated on the second (top) floor and offers generous accommodation comprising an entrance hall, an open plan living room and fully fitted kitchen including an integrated oven, hob, fridge/freezer and dishwasher, two bedrooms (the master having an en suite shower room) and a family bathroom. Additional benefits include gas fired central heating, a double glazing and an allocated parking space. The development is situated to the north of Polegate less than a mile from the town centre and the mainline railway station, local shops and schools are also near by.





At a Glance:

- Second floor apartment
- Recently constructed
- Open plan living room/kitchen
- Two bedrooms
- En-suite shower room to master
- Family bathroom
- Gas central heating
- Double glazing throughout
- Allocated parking space



Accommodation:

**COMMUNAL ENTRANCE HALL
STAIRS TO FIRST FLOOR**

ENTRANCE HALL

LIVING ROOM

17'10" (5.44m) x 11'7" (3.53m)

KITCHEN AREA

13'4" (4.06m) x 8'5" (2.57m) Integrated hob, oven, fridge/freezer and dishwasher

BEDROOM 1

15'3" (4.65m) x 11'4" (3.45m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'7" (4.14m) x 7'7" (2.31m)

FAMILY BATHROOM

OUTSIDE:

ALLOCATED PARKING SPACE

Number 213

LEASE

116 years remaining

MAINTENANCE

TBA

GROUND RENT

TBA

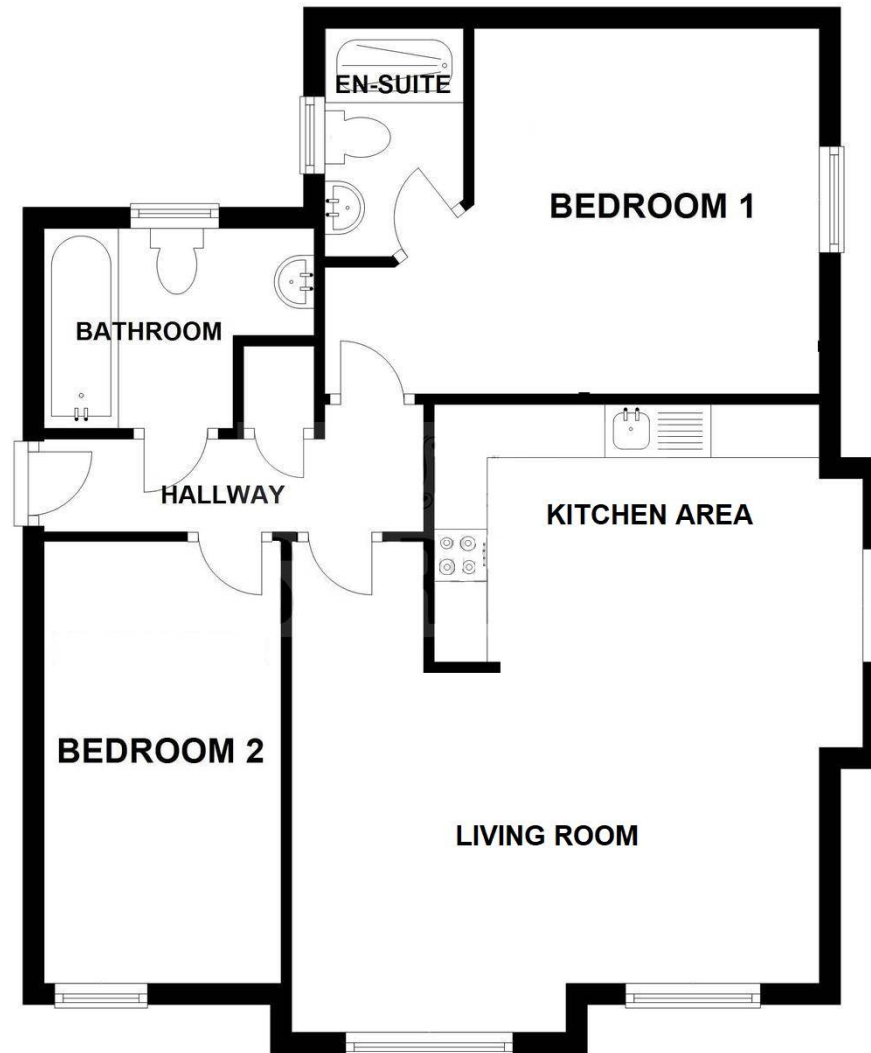
COUNCIL TAX

Band "B"

EPC

"B"

(All details concerning the terms of the lease and outgoings are subject to verification)



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk