



**Honeycrag Close
Polegate
East Sussex
BN26**

Offers In Excess Of £140,000

bettermove

Honeycrag Close Polegate

Bettermove are proud to present this 1 bedroom flat in Polegate. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated space.

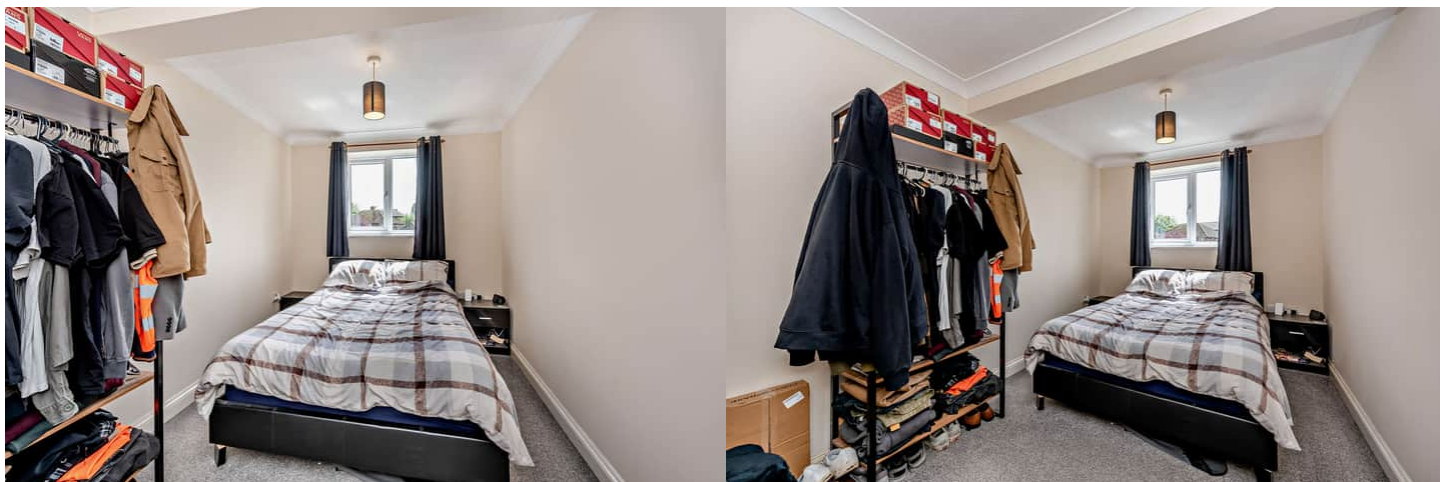
The council tax band is A.

This is a leasehold property with 62 years remaining on the lease; the ground rent is £65pa and the service charge is £940pa.

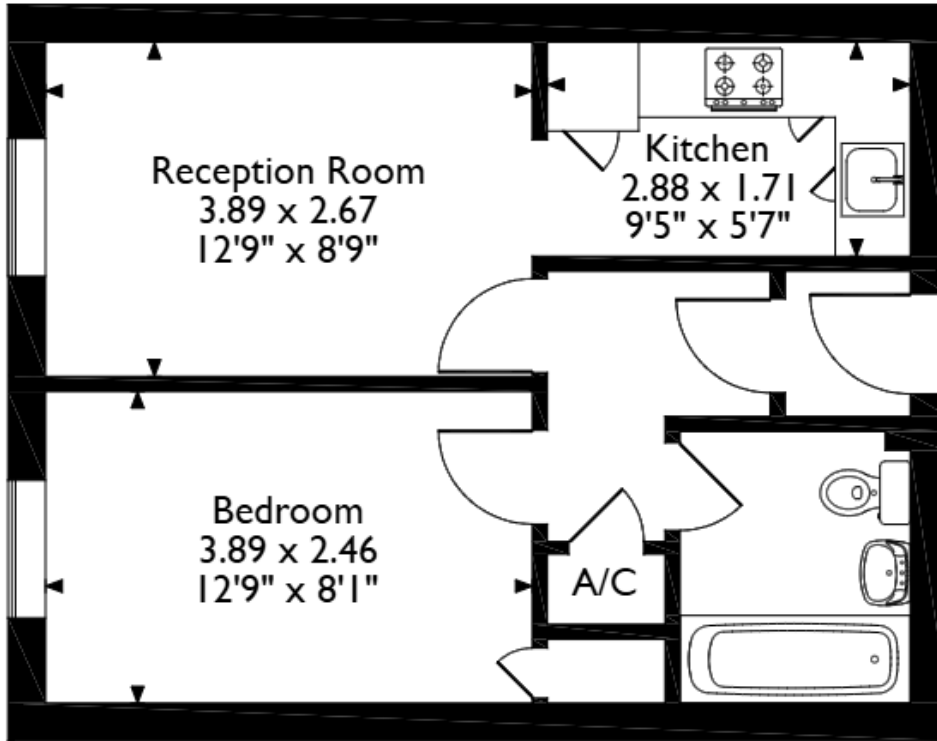
The interior of this beautifully presented property comprises a spacious living and dining room and fitted kitchen, as well as the 1 bedroom and the family bathroom.

Located in the popular town of Polegate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Polegate train station (07 miles), variety of bus routes and the A22.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Honeycrag Close, Polegate, East Sussex
 Approximate Gross Internal Area
 36 Sq M/388 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		98
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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