

Crane & Co



Price Guide

£180,000 - £195,000

26 Sunflower Lane, Polegate, East Sussex BN26 6FD

 1 Bedroom  1 Bathroom  1 Reception

 01323 440678

 sales@craneandco.co.uk

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Bright, spacious, and superbly located this one bedroom ground floor flat on Sunflower Lane offers stylish, low-maintenance living in the heart of the popular Bluebell Estate in Polegate. Designed with modern lifestyles in mind, the open plan layout brings together living, dining, and kitchen areas into one well proportioned and welcoming space. Patio doors open onto a balcony, just the spot for a morning coffee or an evening glass of wine as the sun dips down. Inside, thoughtful design continues with a generous double bedroom featuring fitted wardrobes, a large, contemporary bathroom, and a spacious hallway cupboard for all those extras that need a home. The block itself is clean, quiet, and well cared for, and with your own parking space, the practicalities are all in place. Whether you're heading into town, commuting, or exploring the coast, you're perfectly positioned, just minutes from local shops, bus routes, Polegate's mainline train station, the A27, and well regarded schools. For first time buyers or those looking to simplify without compromising on comfort, this flat offers an easy going lifestyle in a well connected setting. Sunflower Lane isn't just a place to live, it's a great place to begin.

*111 Years Remaining on Lease

* Annual Estate Charge £1634

* Annual Ground Rent £200

* Information Provided by Seller*

Main Features

- Open Plan Accommodation
- Outside Space
- Ground Floor
- Quiet Polegate Location
- Allocated Parking
- Great Transport Links

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Room Sizes

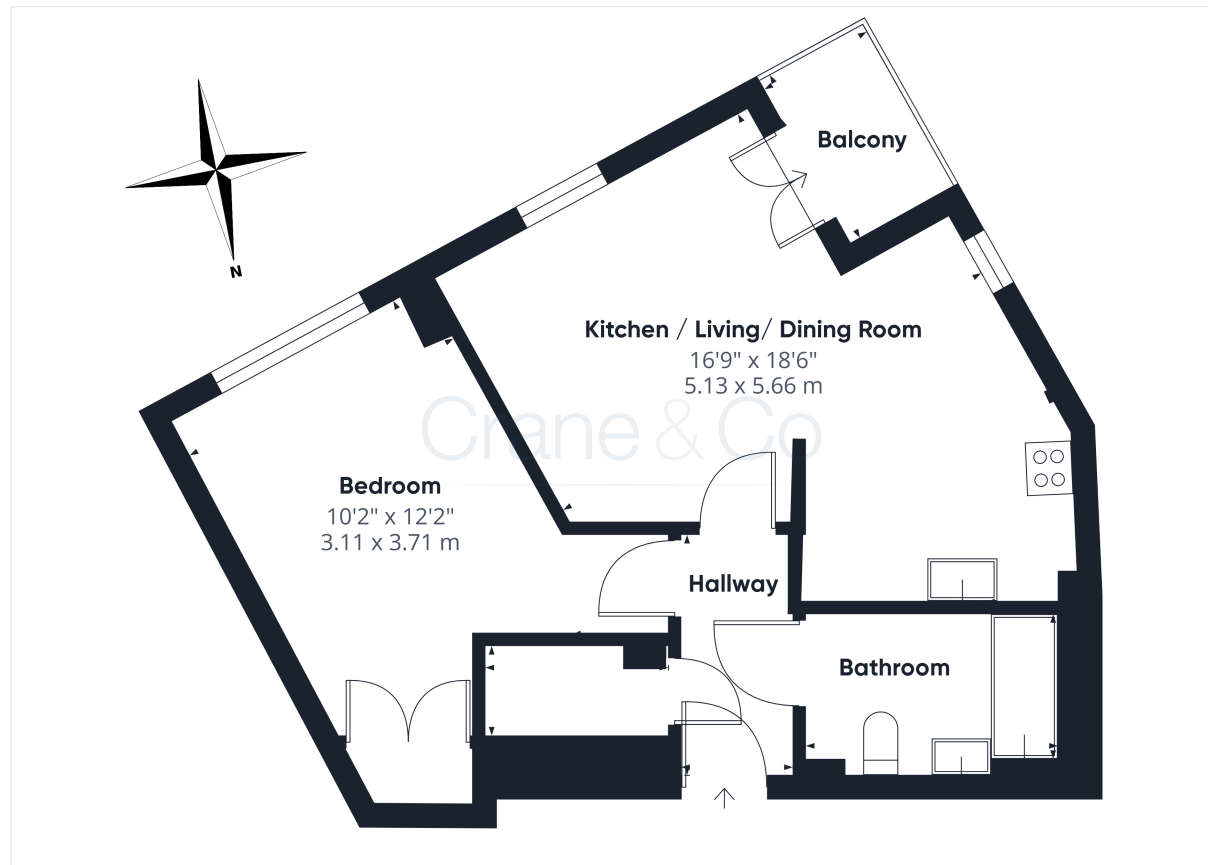
Hallway
Kitchen/Living/Dining Room - 18' 6" x 16' 9"
Balcony
Bedroom - 12' 2" x 10' 2"
Bathroom

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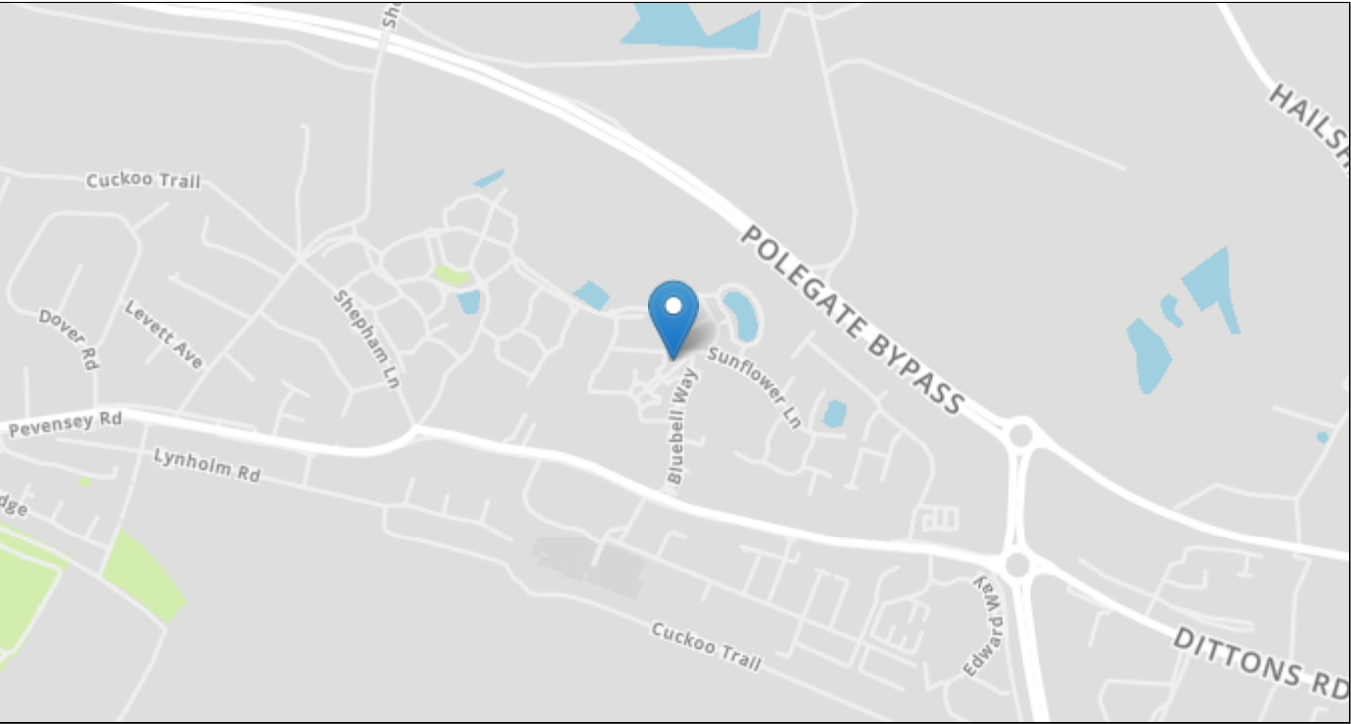
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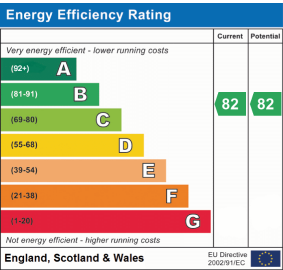
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