



Freehold

£325,000



- Lovely Location
- Close to South Downs
- Spacious Semi
- Lounge/Dining Room
- Good Size Kitchen
- Conservatory
- 2 Double Bedrooms
- Shwr/Wet Rm & Sep wc
- Gas c/h & Dbl glz
- Gardens & Garage



2 BEDROOM



1 RECEPTION

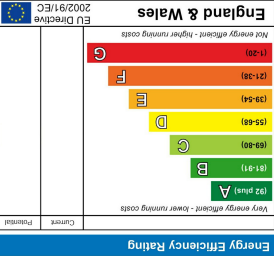
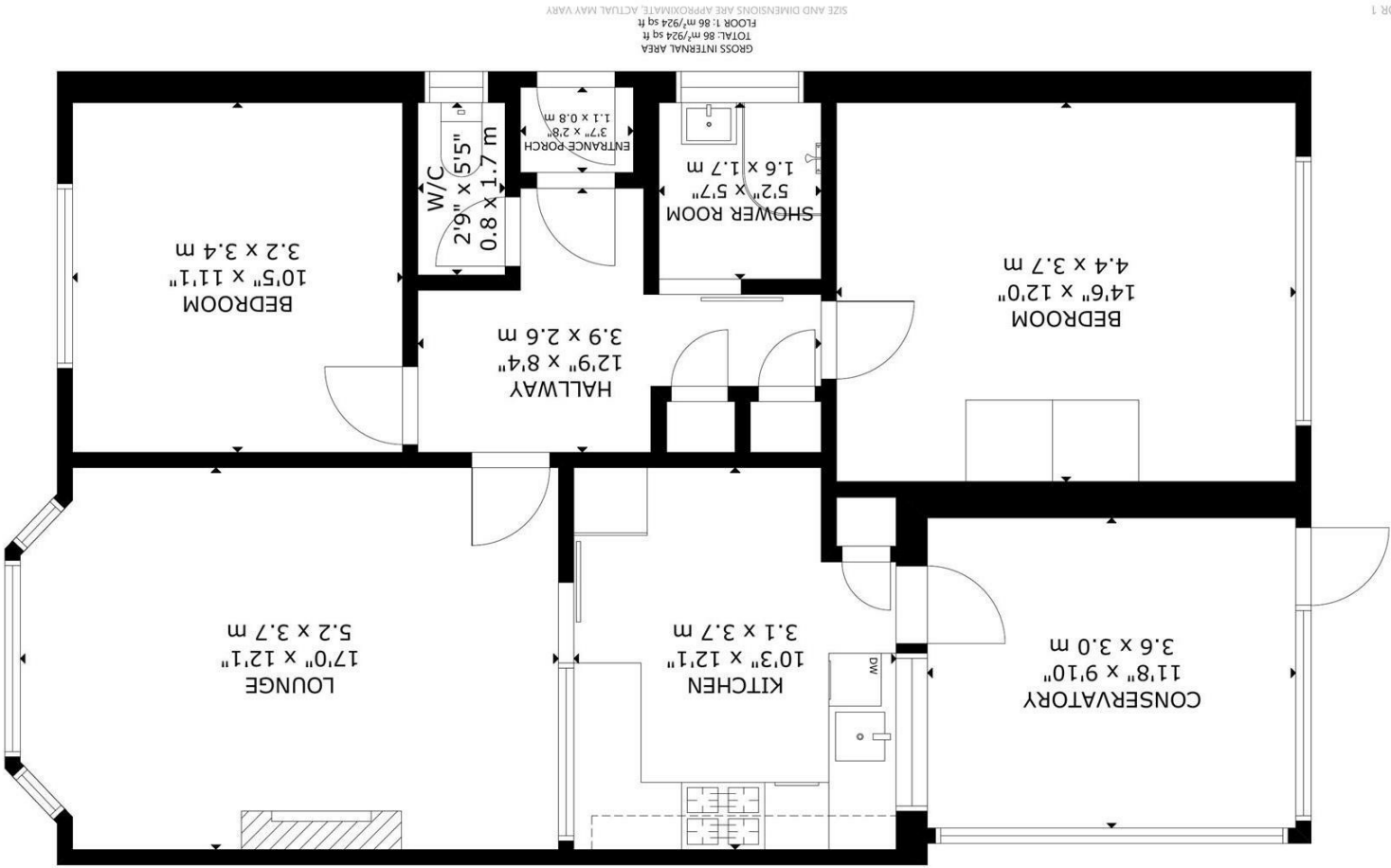


1 BATHROOM



1 GARAGE

Cornmill Gardens, Polegate



Tel: 01323 483348
www.archerandpartners.com

48 High Street | Polegate | East Sussex | BN26 6AG

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Cornmill Gardens, Polegate

DESCRIPTION

Lovely Location - Close to South Downs National Park - Spacious Semi Detached - Lounge/Diner - Good Size Kitchen - Conservatory - 2 Double Bedrooms - Shower/Wet Room - Separate wc - Gas c/h & Dbl glz - Garage - Rear Garden

A spacious 2-bedroomed semi detached bungalow built by Whichello Builders, occupying a pleasant position towards the edge of Wannock, with the stunning South Downs National Park just moments away. The property offers well proportioned accommodation throughout, featuring a bay fronted lounge/dining room that provides a light and welcoming living space. The good sized kitchen leads through to a conservatory, creating an ideal area to relax. There are two double bedrooms, complemented by a shower/wet room and the added convenience of a separate W.C. Further benefits include a gas fired central heating system and double glazing. The property has a shared driveway providing access to a garage, while the rear garden offers a good degree of seclusion, making it perfect for outdoor entertaining or simply unwinding.

An excellent opportunity to acquire a delightful home in a sought after location, ideal for those looking to enjoy both village surroundings and easy access to beautiful countryside.

From Millway and Jevington Road, is access to The South Downs National Park, providing many countryside walks enjoying stunning views. Polegate High Street is approximately one mile, having various shops, medical centres, bus services and a mainline railway station, linking to Eastbourne, Brighton and London Victoria. From the end of nearby Glen Close, is access through to Millstream Gardens and then to Farmlands Way, where there is a convenience store and bus services.



Cornmill Gardens, Polegate

Side entrance with front door into a small lobby and further inner door to a spacious entrance hall.

Lounge/Dining Room 5.20m max x 3.70m max (17'0" max x 12'1" max)

Kitchen 3.70m x 3.10m (12'1" x 10'2")

Conservatory 3.60m x 3.00m (11'9" x 9'10")

Bedroom 1 4.40m x 3.70m (14'5" x 12'1")

Bedroom 2 3.40m x 3.20m (11'1" x 10'5")

Shower/Wet Room 1.70m x 1.60m (5'6" x 5'2")

Separate WC

Outside

The front garden is open plan and is laid to lawn with a mature shrub and has views of The South Downs.

Rear Garden

Enjoys a degree of seclusion, paved patio, outside tap, side gate, area of lawn having many mature shrubs and small trees, shed.

There is a shared driveway leading to a Garage.

Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,334.56. This information is via voa.gov.uk.

Located in the hallway is a built-in cloaks cupboard housing the electric meter and an adjacent built-in airing cupboard as well as access via a ladder to a part boarded and insulated loft with light and also houses a Glow-Worm gas fired boiler.