



Cornmill Gardens, Polegate



Freehold

£325,000



2 BEDROOM

1 RECEPTION

1 BATHROOM

1 GARAGE

Cornmill Gardens, Polegate



- Lovely Location
- Updating Required
- Spacious Semi
- Much Potential
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shwr Rm & Sep wc
- Southerly Garden
- Garage/Store

Cornmill Gardens, Polegate

DESCRIPTION

Lovely Location - Edge of Wannock - In Need of Modernisation - Much Potential - Double Aspect Lounge/Diner - Kitchen - Lean-to - 2 Double Bedrooms - Shower Room & Separate wc - Gas c/h & Dbl glz - Delightful 45' Southerly Garden - Garage/Store

A Whichello built 2-bedroomed semi-detached bungalow, pleasantly situated in a sought after location on the edge of Wannock, close to The South Downs National Park. The property is in need of modernisation and offers excellent potential to create a comfortable and well appointed home.

The accommodation is well proportioned and consists of a spacious double aspect lounge/dining room, providing plenty of natural light, good size kitchen with direct access to a lean-to, double sized bedrooms - with the main bedroom benefiting from fitted wardrobes, shower room and a separate wc.

In addition there is a gas fired central heating system and double glazing. A particular feature is the delightful 45' southerly rear garden, which enjoys a good degree of seclusion, and there is also a garage/store providing useful storage. Offered to the market with no ongoing chain, this property represents an excellent opportunity for buyers seeking a bungalow in a desirable location with scope for improvement.

Cornmill Gardens is a quiet and most desirable location to live situated within walking distance of The South Downs National Park, which provides many countryside walks with stunning views. Polegate High Street is approximately one mile and has various shops, medical centres, bus services and a mainline railway station. Bus services also pass along nearby Farmlands Way, where there is a convenience store.



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Side entrance with frosted double glazed front door into small lobby, frosted glazed inner door to -

Spacious Entrance Hall

Double Aspect Lounge/Dining Room 5.42m x 3.66m (17'9" x 12'0")

Kitchen 3.24m x 2.80m (10'7" x 9'2")

Bedroom 1 3.93m x 2.98 (to fitted wardrobes) (12'10" x 9'9" (to fitted wardrobes))

Bedroom 2 3.51m x 2.98m (11'6" x 9'9")

Shower Room 1.78m x 1.75m (5'10" x 5'8")

Separate WC

Outside

The front garden has an area of lawn, well stocked flower beds having a variety of plants and shrubs and has lovely views of the South Downs. Shared Driveway to -

Garage 5.25m x 2.43m (17'2" x 7'11") (approximate internal measurements)

Rear Garden 13.72m approx (45' approx)

The delightful rear garden enjoys a pleasant southerly aspect as well as a good degree of seclusion being mainly laid to lawn with mature apple tree, well stocked flower borders with many established plants and shrubs, outside light, shed, side gate.

Council Tax

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

