

4 Mill Close,
Wannock,
Polegate, BN26 5PD

Freehold

£700,000



3/4 Bedroom 2/3 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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GUIDE PRICE £700,000 to £725,000 A truly exceptional detached family home, occupying a generous cul-de-sac plot in the highly desirable village of Wannock at the foot of the South Downs. Originally a bungalow, the property has been extensively extended both upwards and to the rear, creating a stunning home that combines generous proportions with immaculate presentation throughout. At the heart of the property is a spectacular open plan family room with a central breakfast island and bi-folds onto the rear garden, perfect for modern family living and entertaining, complemented by a cosy triple-aspect sitting room, utility room, ground floor shower room and a further versatile reception room that could equally serve as a fourth bedroom, home office or snug. A striking galleried landing leads to three spacious double bedrooms, with the principal suite enjoying his and hers fitted wardrobes, a stylish en-suite shower room and a beautifully appointed family bathroom. Outside, the property continues to impress with a substantial driveway providing parking for numerous vehicles and a single garage that already benefits from planning permission for a triple garage. Part of the generous triangular plot has been landscaped to create a private patio seating area, while the larger section offers enormous potential to create a spectacular garden, having previously been used for storage. Perfectly positioned for countryside living, the property enjoys immediate access to the South Downs National Park with exceptional walking routes, while the picturesque village of Jevington and its renowned Eight Bells pub are close by. Polegate's mainline railway station, along with excellent access to the A22 and A27, ensures superb connectivity for commuters.

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Main Features	Entrance Porch Double glazed doors. Double glazed windows to side and front aspects. Radiator.
• Stunning Extended Detached Family Home	Hallway Radiator. Airing cupboard. Understairs cupboard.
• Flexible Three/Four Bedroom Accommodation	Ground Floor Shower Room/WC Suite comprising shower cubicle. Low level WC with hidden cistern. Wash hand basin. Extractor fan. Heated towel rail. Double glazed window to side aspect.
• Two/Three Reception Rooms	Sitting Room 20'7 x 12'7 (6.27m x 3.84m) 2 Radiators. Electric fireplace. Double glazed windows to front & side aspects. Double glazed bi-fold doors to rear garden.
• Three Bath/Shower Rooms	
• Spectacular Open-Plan Family Room	Reception/Bedroom 12'11 x 11'7 (3.94m x 3.53m) Radiator. Full width fitted wardrobes with the centre being a desk area. Double glazed window to front aspect.
• Utility Room & Galleried Landing	Family Room 21'0 x 20'11 (6.40m x 6.38m) Modern range of fitted wall and base units. Stone worktops with inset one & a half bowl sink unit and mixer tap. Breakfast Island with built-in electric hob with extractor cooker hood above. Eye level double oven. Boiler. Integrated dishwasher. Under unit lighting. Full height fridge and full height freezer. Separate bar area with integral fridge. Double glazed bi-fold doors and double glazed patio doors to rear garden.
• Driveway For Numerous Vehicles	Utility Room Worktop with base units. Plumbing & space for washing machine and tumble dryer. Heated towel rail. Fitted washing line. Double glazed window to side aspect.
• Garage With Planning For Triple Garage	Galleried Landing: Radiator. Cupboard. Loft access with ladder (not inspected). Double glazed Velux window to side.
• Large Triangular Cul-De-Sac Plot	Triple Aspect Bedroom 1 14'3 x 10'10 (4.34m x 3.30m) Radiator. Built-in & fitted wardrobes. Double glazed window to front & side aspects. Double glazed Velux window to rear aspect. Door to -
• Prime Wannock Location At The Foot Of The South Downs	En-Suite Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap set in vanity unit with drawer under. Heated towel rail. Frosted double glazed window.
	Bedroom 2 12'3 x 9'5 (3.73m x 2.87m) Radiator. Double glazed window to front aspect.
	Bedroom 3 11'1 x 8'2 (3.38m x 2.49m) Radiator. Open Fitted wardrobe. Double glazed window to side aspect. Double glazed velux to rear aspect.
	Modern Bathroom/WC Suite comprising bath with shower over. Shower cubicle. Low level WC with hidden cistern. Wash hand basin with mixer tap set in vanity unit with drawers under. Extractor fan. Heated towel rail. Double glazed Velux window to side aspect.

Outside

Rear Garden: Occupying a generous corner plot the garden fans out at the rear. The main garden offers substantial privacy and has been recently landscaped, has external power sockets and lighting to include soffit lighting.

Front Garden: Planted with borders and has external lighting & power sockets.

Parking

Driveway for several vehicles leading to -

Garage

circa 32'9" x 22'11" (circa 10m x 7m)

Single garage with up & over door. (Granted planning permission for a triple garage).

Council Tax Band = D

