

80 Wannock Lane,
Wannock, BN20 9SL

Freehold

£525,000



3 Bedroom 1/2 Reception 3 Bathroom



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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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A beautifully presented detached house with a self contained detached annexe. Enviably situated in Lower Willingdon at the foot of the South Downs, the house has undergone significant improvement and has been extended by the current vendors. This attractive house benefits from a double aspect lounge with a log burner, double aspect kitchen/dining room with quartz worktops and patio doors to the garden and a ground floor shower/utility room. The first floor comprises of two double bedrooms and a refitted bathroom. A particular feature of the property is the wonderful detached annexe in the garden that has a host of potential uses. It consists of a studio room with a fitted open plan kitchenette and shower room. Stunning downland views can be seen from the rear garden and decked seating area. Local shops and schools are within easy walking distance. An internal inspections comes highly recommended.

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Main Features

- Detached House With Detached Annexe with Kitchenette & Shower Room
- 2/3 Bedrooms
- Double Aspect Lounge
- Kitchen/Dining Room
- Ground Floor Shower/Utility Room
- Bathroom & Separate Cloakroom
- Lawn & Decked Rear Garden
- Wonderful Views of The South Downs
- Off Road Parking

Entrance
Covered entrance porch with front door to-

Hallway
Coved ceiling. Radiator. Stairs to first floor. Understairs cupboard. Amtico parquet flooring. Built in cupboard.

Double Aspect Lounge
14'10 x 11'9 (4.52m x 3.58m)
Radiator. Feature fireplace with inset log burner and oak mantle. Picture rail. Coved ceiling. Amtico parquet flooring. Double glazed windows to front and side aspects.

Kitchen/Dining Room
27'4 x 8'11 (8.33m x 2.72m)
Stunning double aspect extension to the rear of the property. Fitted range of wall and base units, surrounding quartz worktops and splashback with inset one and a half bowl ceramic sink unit and mixer tap. Range cooker with stainless steel extractor above. Space for American style fridge freezer. Integrated dishwasher. Tiled floor. Inset spotlights. Radiator. Skylight. Bifold doors to lounge. French doors to garden and further door to-

Ground Floor Shower Room/Utility
Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Quartz worktop with space and plumbing for washing machine and tumble dryer below. Inset spotlights. Frosted double glazed window.

Stairs from Ground to First Floor Landing
Loft hatch (not inspected). Double glazed window.

Double Aspect Bedroom 1
11'10 x 11'5 (3.61m x 3.48m)
Wood effect flooring. Radiator. Picture rail. Coved ceiling. Built in wardrobe with mirrored doors. Double glazed windows to front and side aspect with downland views.

Double Aspect Bedroom 2
10'2 x 10'1 (3.10m x 3.07m)
Wood effect flooring. Radiator. Coved ceiling. Double glazed window to rear and side aspects.

Bathroom
White suite comprising of a panelled bath with shower screen, mixer tap and shower over. Vanity unit with inset wash hand basin and mixer tap. Heated towel rail. Tiled floor. Inset spotlights. Extractor fan. Frosted double glazed window.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled floor. Radiator. Frosted double glazed window.

Annexe - Studio Room
15'2 x 11'6 (4.62m x 3.51m)
A particular feature of the property is the fantastic self contained annexe. A double glazed door opens to a studio room with wood effect flooring and inset spotlights. The open plan kitchenette has a fitted range of white wall and base units, a worktop with inset single drainer sink unit and mixer tap, built in electric oven and hob with extractor cookerhood, part tiled walls, double glazed window and a loft hatch. Door to-

Annexe - Shower Room/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Wood effect flooring. Built in cupboard. Frosted double glazed window.

Outside
The rear garden has a wonderful raised seating area laid to composite decking with a glass balustrade and storage below. There are glorious downland views from the decking. There is an area of lawn, gated side access and access to the annexe.

COUNCIL TAX BAND = D

EPC = D

