



Surridge Mison Estates present a Chain Free two double bedroom semi-detached bungalow backing onto a delightful stream with its own balcony on the waterside. Features include sunny garden, energy saving solar power, garage, parking for four cars and electric vehicle Wallbox. This property has been recently redecorated and comes with new flooring, curtains and blinds; the bungalow is ready to enjoy. Located in desirable Wannock at the foot of The South Downs National Park.

Guide Price £375,000 to £400,000
Tenure Freehold



29 Millstream Gardens, Wannock, Polegate, East Sussex, BN26 5PU

LOCATION

Peacefully nestled away in the sought after Wannock area. The beautiful South Downs National Park is right on your doorstep, whilst a good range of local shops can be found at the end of the road and Polegate High Street. Local buses are within walking distance and Polegate offers a mainline train route into London. Willingdon Community School is nearby and has a good Ofsted rating.

PROPERTY

STORM PORCH

Double glazed front entrance door to:

HALLWAY

Airing cupboard, coved ceiling, radiator, cloaks cupboard, hatch to part boarded loft space with light and pull-down ladder. There is a Baxi condensing boiler also located in the loft.

LOUNGE/DINER 4.62m (15'2") x 3.68m (12'1")

Double glazed window to rear, radiator, coved ceiling. Fire suite not included.

KITCHEN 3.43m (11'3") x 3.05m (10')

Double glazed windows to rear and side plus door to garden. Fitted with white gloss wall and base units with grey worksurfaces, sink unit, tiled splash backs. Bosch eye level double oven, plus induction electric hob. Extractor hood. Spaces for Fridge/freezer, washing machine and dishwasher. Breakfast bar and larder.

BEDROOM ONE 4.26m (14') max into bay x 3.45m (11'4")

Double glazed bay window to front, radiator, recently fitted three sliding door wardrobe.

BEDROOM TWO 3.68m (12'1") x 3.12m (10'3")

Double glazed window to front, radiator.

SHOWER ROOM

Obscured double glazed window to side, chrome heated towel rail, basin set into vanity unit, shower enclosure, flush WC, tiled walls.

SEPARATE WC

Obscured double glazed window to side, flush WC, basin, radiator, tiled walls.

OUTSIDE

DRIVEWAY

Off road parking for four cars along with Wallbox electric vehicle charger. Side gate to back garden.

GARAGE 5.40m (17'8") x 2.40m (7'10")

Re-built approx. five years ago. Up and over door, power and lighting, window and personal door.

BACK GARDEN

Patio, retractable awning lawn, plant beds, hot and cold outside taps, insulated shed with power and lighting. Timber fencing, gate to driveway. Gate to the old mill stream. Featuring private timber balcony by the stream side.

INFORMATION

SOLAR POWER

20 year lease from 2012, at the end of the lease the 14 solar panels will pass into your ownership. They include free maintenance and provide a useful reduction in fuel bills.

COUNCIL TAX

Band C with Wealden District Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power Leased

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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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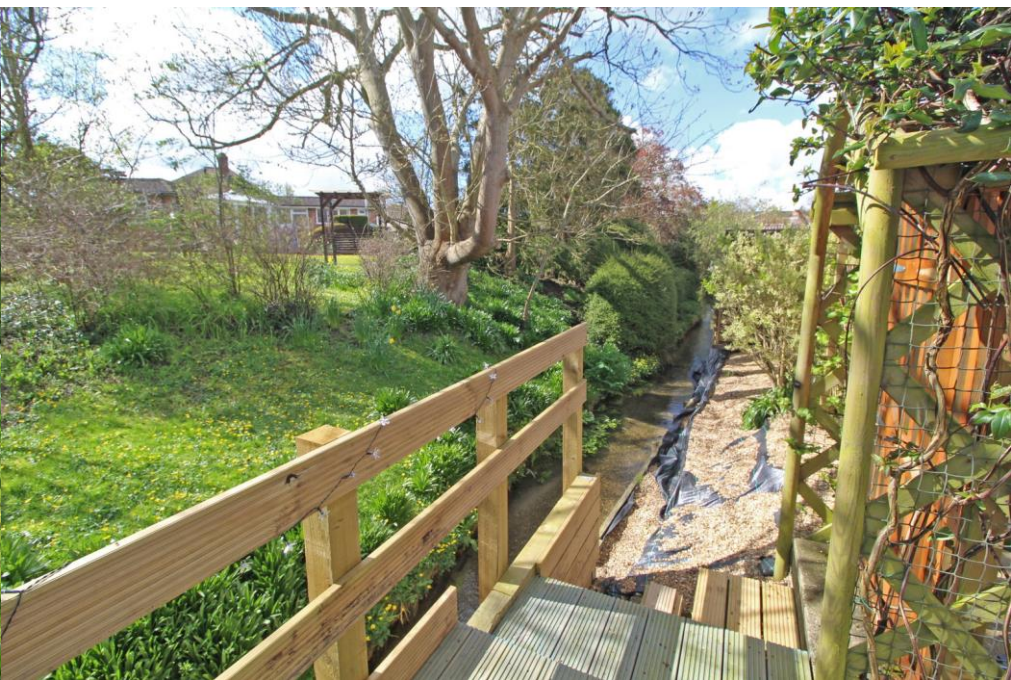
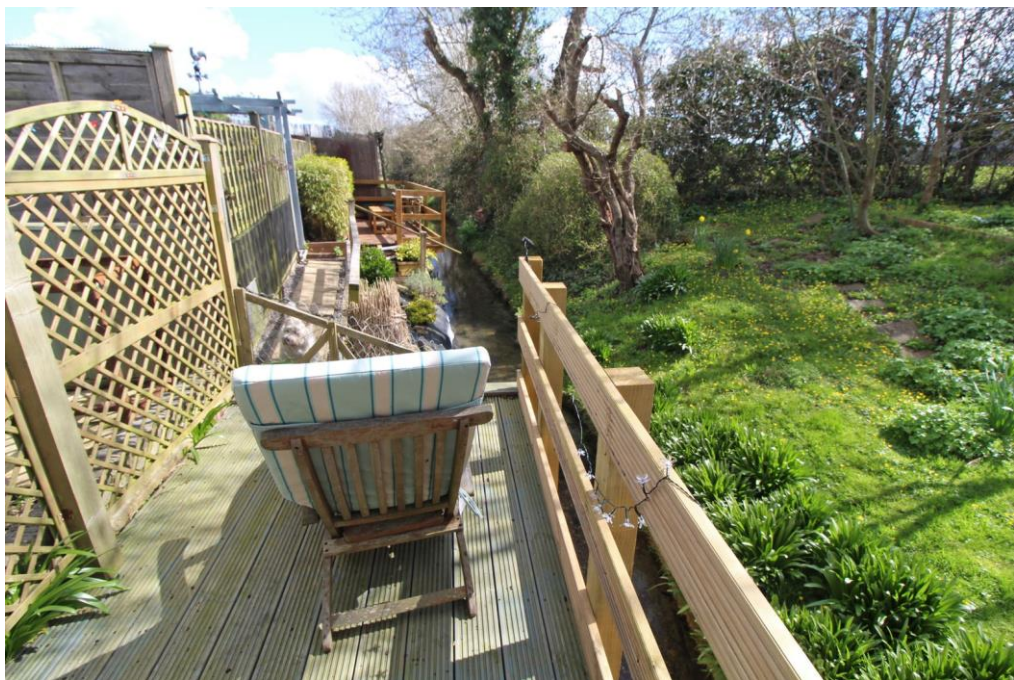
FLOOR PLAN

APPROX. 65.8 SQ. METRES (708.3 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.3 SQ. FEET)

Floor plan for guidance only.
Plan produced using PlanUp.



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PROTECTED

 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme