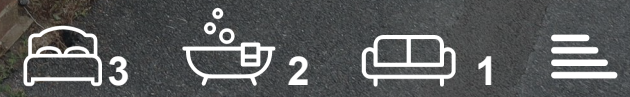




37 Cornmill Gardens
Polegate, BN26 5NR
Guide price £450,000



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Polegate, BN26 5NR

Phil Hall Estate Agents welcome to the market this stunning home which is nestled in a charming and sought after area in Polegate. Cornmill Gardens is an exquisite three-bedroom semi-detached chalet bungalow that epitomizes both comfort and style. This home not only boasts modern interior features but also offers an extraordinary setting with its rear garden backing onto a serene freshwater stream and open farmland, making it a perfect retreat for those who cherish tranquillity and natural beauty. The South Downs, with its stunning landscapes and panoramic views, is just a stone's throw away, offering endless opportunities for outdoor adventures.

Upon entering the property, you are greeted by a welcoming porch that leads into a spacious entrance hall.

The heart of this charming bungalow is undoubtedly the spacious living room. Featuring a captivating wood burner, this room exudes warmth and comfort, making it a perfect spot for relaxation during the colder months. The living room also offers direct access to the rear garden through large, inviting doors, allowing natural light to flood the space and providing a wonderful connection between indoor and outdoor living.

The modern kitchen is a chef's dream, equipped with contemporary appliances and ample storage space. The kitchen design is both functional and stylish, making meal preparation a joy. Adjacent to the kitchen is the conservatory/breakfast room, a bright and airy space that serves as an excellent area for casual dining or enjoying a morning coffee while overlooking the picturesque garden. This room is a versatile addition to the home, providing a tranquil space bathed in natural light.

Bedroom one features wall-to-ceiling fitted wardrobes, offering ample storage space. Bedroom two, can easily be adapted as a dining room if desired. Completing the ground floor is a modern shower room and a separate cloakroom.

Upstairs, the landing leads to the spacious third bedroom with an ensuite bathroom.





Guide Price £450,000 to £475,000

LOCATION, LOCATION, LOCATION

Cornmill Gardens is situated in a prime location within Polegate. The proximity to the South Downs offers unparalleled access to some of the most scenic walks and views in the area. This location is perfect for nature lovers and outdoor enthusiasts, providing a peaceful retreat while still being close to local amenities and transport links. The stunning sunsets and breath-taking views of the surrounding countryside further enhance the appeal of this property.

Entrance Porch
7'00 x 4'08 (2.13m x 1.42m)

Entrance Hall

Living Room
18'01 x 11'11 max (5.51m x 3.63m max)

Kitchen
10'06 x 10'04 (3.20m x 3.15m)

Conservatory / Breakfast Room
9'09 x 5'08 (2.97m x 1.73m)

Bedroom One
13'10 x 9'10 (4.22m x 3.00m)

Bedroom Three / Dining Room
11'11 x 7'06 (3.63m x 2.29m)

Shower Room
5'09 x 4'11 (1.75m x 1.50m)

Cloakroom
5'06 x 2'06 (1.68m x 0.76m)

First Floor Landing

Bedroom Two
15'05 x 8'10 (4.70m x 2.69m)

Ensuite Bathroom
7'05 x 5'02 (2.26m x 1.57m)

Gardens and Garage

The rear garden is a true highlight of this property. Fully enclosed for privacy, it features a lovely wooden decking area, a well-maintained lawn bordered by vibrant flowers and shrubs, and a shingle patio area at the garden's end, adjacent to the tranquil freshwater stream. This outdoor space is perfect for entertaining, relaxation, and enjoying the natural beauty that surrounds the property. Additional exterior features include a side access gate and a side door leading into the single garage, providing convenient access and extra storage.



Floor Plan



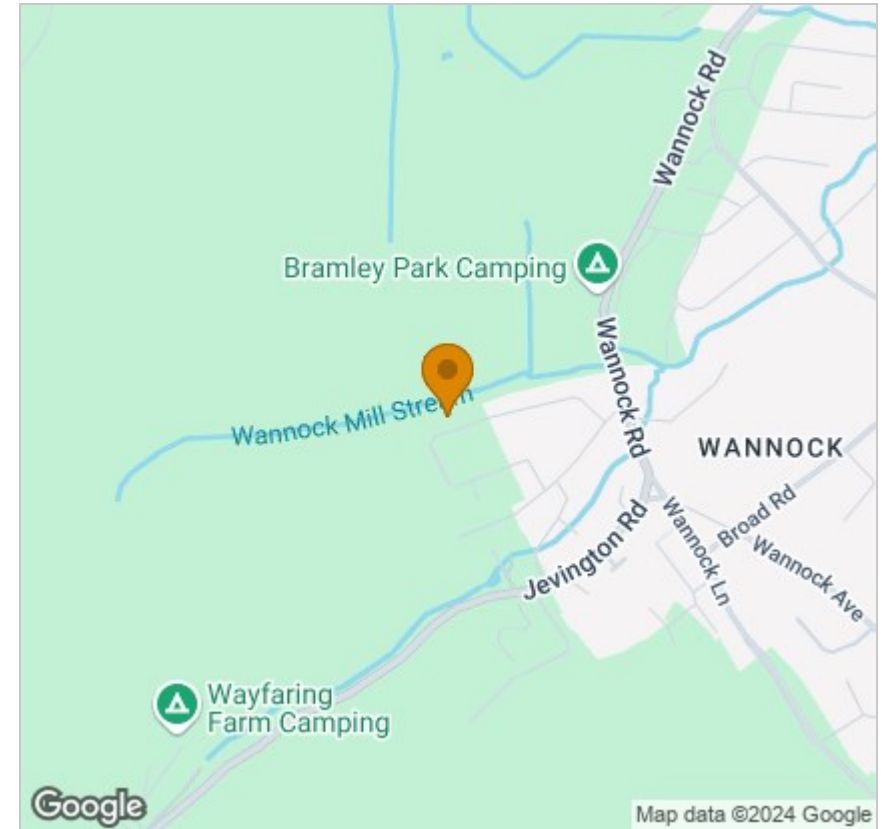
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

