



Cornmill Gardens, Polegate BN26 5NJ

welcome to

Cornmill Gardens, Polegate

Nestled in the peaceful and desirable Wannock, this immaculate 2-bedroom detached bungalow offers the perfect combination of modern living and scenic surroundings. Enjoy breathtaking views of the South Downs National Park, while being within easy reach of local shops and transport links.





Floor Plan

Garage

Total floor area 98.9 m² (1,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Cornmill Gardens, Polegate

- Immaculate 2-bedroom detached bungalow
- Sought-after Wannock location
- South Downs National Park on your doorstep
- Modern kitchen-diner and utility/conservatory
- Well-maintained suntrap rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

JUST REDUCED:

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107131



Property Ref:
PLG107131 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01323 486561



polegate@fox-and-sons.co.uk



56A High Street, POLEGATE, East Sussex, BN26 6AD



fox-and-sons.co.uk