



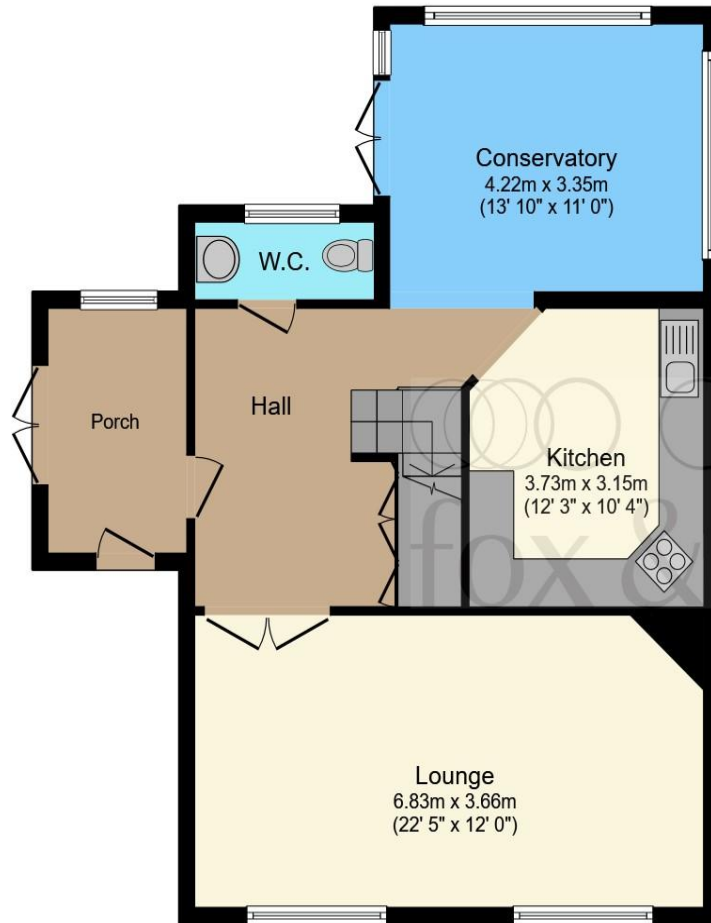
Wannock Cottage Wannock Road, Polegate BN26 5PE

welcome to

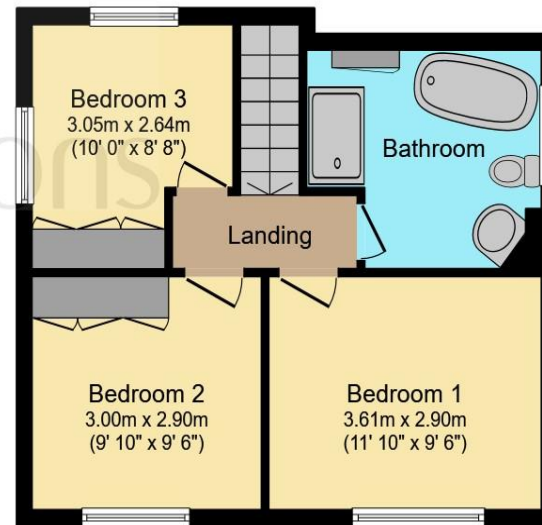
Wannock Cottage Wannock Road, Polegate

Charming chain-free detached cottage in sought-after Wannock, by the South Downs. Featuring spacious living room with log burner, sun-filled conservatory extension, kitchen, 3 beds, stylish bathroom, large garden & off-road parking. Ideal location close to shops, schools, transport & countryside.





Ground Floor



First Floor

Total floor area 115.3 m² (1,242 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

Hallway

Living Room

22' 5" x 12' (6.83m x 3.66m)

Ground Floor W.C.

Conservatory

13' 10" x 11' (4.22m x 3.35m)

Kitchen

12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom 1

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

Bedroom 3

10' x 8' 8" (3.05m x 2.64m)

Family Bathroom

Rear Garden

Driveway

welcome to

Wannock Cottage Wannock Road, Polegate

- No Onwards Chain
- Fantastic Cottage in Sought-After Wannock Location
- South Downs National Park
- Off-Road Parking
- Set Back From The Road

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£535.000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107194



Property Ref:
PLG107194 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 486561



polegate@fox-and-sons.co.uk



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



fox-and-sons.co.uk