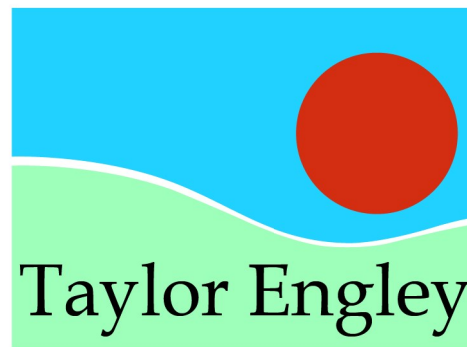


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**10 Filching Close, Wannock, Polegate, East Sussex, BN26 5NU**

**Guide Price £495,000 Freehold**

An excellent opportunity has arisen to acquire this well presented RARELY AVAILABLE THREE BEDROOMED DETACHED HOME in this favoured Wannock location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, spacious sitting room to dining room, parquet flooring throughout the ground floor and integral garage with driveway parking. Filching Close is enviably located in this highly sought after Wannock area being within close proximity to the South Downs National Park.



**Local shops/amenities are available in Polegate high street which also has a mainline railway station. Further shops are available at the Triangle, Lower Willingdon. Numerous scenic walks can be enjoyed in the area and there is easy access to the adjacent South Downs National Park. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately five miles distant.**

**\* FAVOURED WANNOCK LOCATION \* DOWNLAND VIEWS \* UPVC DOUBLE GLAZING \* GAS FIRED CENTRAL HEATING \* SPACIOUS RECEPTION ROOMS \* KITCHEN \* THREE FIRST FLOOR BEDROOMS \* BATH/SHOWER ROOM/WC \* GARAGE WITH UTILITY AREA \* DRIVEWAY PARKING \* GARDENS TO FRONT AND REAR - THE REAR HAVING A WESTERLY ASPECT \* CHAIN FREE \***



## The accommodation

Comprises:

Upvc leaded light front door opening to:

### Entrance Porch

Leaded light windows to side, ceramic tiled flooring, leaded light upvc door opening to:

### Entrance Hall

Parquet flooring, radiator, internal access door to garage.

### Cloakroom/wc

Close coupled wc, wall mounted wash hand basin, obscure upvc window to rear, fully tiled walls.

### Sitting Room

16'6 x 12' into chimney breast recess (5.03m x 3.66m into chimney breast recess)

Upvc picture window to front and additional windows to side, Parquet flooring, coved ceiling, log burning stove with marble hearth, two wall uplighters, casement sliding doors opening to dining room.

### Dining Room

12' x 9'3 (3.66m x 2.82m)

Upvc picture windows to rear offering views towards the South Downs and door providing access to rear garden, double radiator, television point.

### Kitchen

10'9 max x 8'10 (3.28m max x 2.69m)

Comprehensive range of matching cream fronted eye and base level units with complimentary rolled edge moulded work top surfaces, inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap, plumbing and space for slimline dishwasher, space for fridge freezer, additional space for washing machine, part tiled walls in complimentary tiling, tiled floor, low voltage spotlighting, space for slot-in cooker, upvc window to rear and side.

Stairs from hall rising to:

### First Floor Landing

Hatch to loft.

### Bedroom 1

16'11 x 14'1 max (5.16m x 4.29m max)

(14'1 max narrowing to 12'1)

Upvc windows to front, radiator, built-in double wardrobes and additional airing cupboard.

### Bedroom 2

13'4 x 10'9 (4.06m x 3.28m)

Upvc windows to front, vanity wash hand basin with chrome

fitments and cupboard below, built-in double wardrobes, radiator.

### Bedroom 3

11'1 x 8' (3.38m x 2.44m)

Dual aspect with windows to rear and side, radiator, far reaching views towards the South Downs.

### Bath/Shower Room/Wc

7'9 x 5'10 (2.36m x 1.78m)

White suite comprising panelled bath with chrome mixers and shower attachment over, low level wc, pedestal wash hand basin with chrome fitments, separate shower cubicle with Mira Excell thermostatic power shower unit over, chrome heated towel rail, wc.

### Garage

17' x 8' (5.18m x 2.44m)

Electric roller door currently part used as utility area with recently installed Vaillant gas boiler for the provision of gas fired central heating and domestic hot water, space and plumbing for washing machine, single drainer stainless steel sink unit, additional space for tumble dryer, external access door providing access to front and rear gardens.

### Driveway Parking

With lawned area and hedgerows to side.

### Rear Garden

Being a particular feature of the property with patio area leading to area principally laid to lawn with ornamental fish pond, close board fencing to sides and flint wall to rear, having a westerly aspect, specimen trees and shrubs to sides and rear, gated access to side providing access to front and rear garden.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £3,047.86 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



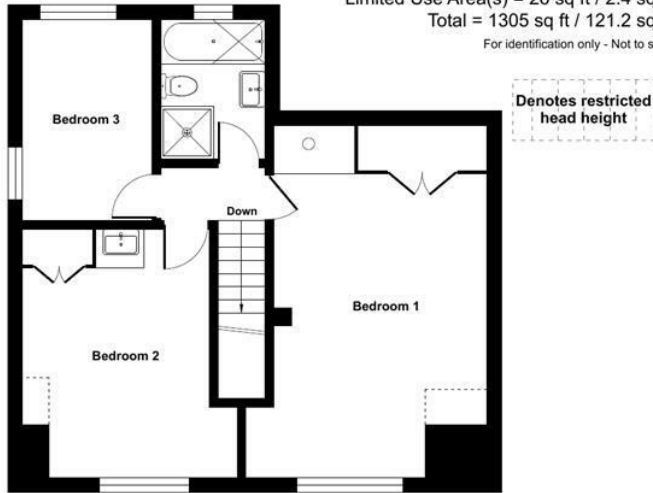
## Filching Close, Polegate, BN26

Approximate Area = 1279 sq ft / 118.8 sq m (includes garage)

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1305 sq ft / 121.2 sq m

For identification only - Not to scale



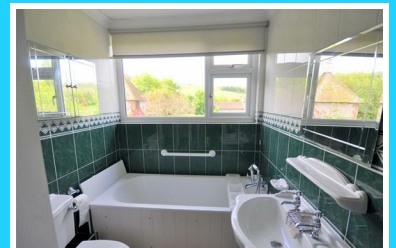
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcheom 2023. Produced for Taylor Engley Limited. REF: 985403



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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