





16 Mill Close

Poynings

Ground Floor

Hall: Oak wood flooring, stairs to first floor, understairs cupboard, uPVC double glazed window to front.

Utility Room: Oak wood floor, laminate tops, space and plumbing for washing machine and tumble dryer, uPVC double glazed window.

Cloaks/Shower Room: Oversized cubicle, stainless steel shower plus body jets, low level WC, wide wash hand basin with vanity unit under, tiled floor, tiled splashes, uPVC double glazed window.

Double Aspect Sitting Room: Feature log burner Cast Iron, Oak surround, uPVC double glazed window to front. uPVC double glazed patio doors to rear garden. TV, Telephone & open reach point, part glazed double doors to dining room.

Kitchen: Shaker Style light Grey units at eye and base, space for AGA, wood worktops & returns, central island, solid marble tops, integrated sink unit, swan necked mix taps, x 2, integrated fridge, integrated dishwasher, plate rack, wine racks, Oak floor, double glazed sash window's to rear, double glazed bi-folds opening out to rear garden.

Dining Room: Oak flooring, open plan to Kitchen, door to hall, double doors to sitting room, door to Cloaks/Shower room.

Council tax band: C – EPC: G



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Landing: Carpet, uPVC double glazed window, doors to all first floor rooms, radiator.

Bedroom 1: Carpet, radiator, uPVC double glazed patio doors and glass Juliet Balcony with views to South Downs National Park.

Bedroom 2: Carpet, full width of room, range of wardrobes, uPVC double glazed window.

Bedroom 3: Carpet, uPVC double glazed window, radiator.

Bathroom: White suite, panel bath, shower cubicle with twin headed shower, pedestal wash hand basin, low level WC, tiled floor, natural stone tiled splash, uPVC double glazed window.

Stairs lead from 1st floor landing to: **Second Floor**

Attic Room: Wood floor, eaves cupboards, double glazed 'Velux'

Outside

Timber five bar gate and personal gate lead to:

Driveway: Block paved for 2 plus cars. Gated side access to gardens, boiler cupboard with 'Vaillant' boiler and gas bottle store.

Landscaped Gardens: Substantial patio's, planted borders, timber shed & summerhouse, lawns, fruit trees, garden lights & music speakers. Views to South Downs National Park.

Heated Outdoor Swimming Pool and Sunken Jacuzzi.

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MILL CLOSE

APPROXIMATE GROSS INTERNAL AREA
153.2 sq m / 1649 sq ft

INCLUDING LIMITED USED AREAS
23.2 sq m / 249 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
B Garden Shortened for Display
Boiler
Skylight

RICS Certified Property Measurer

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