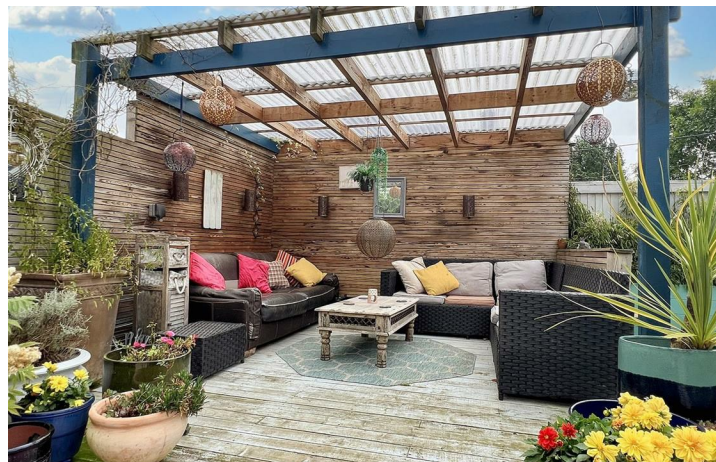


Clematis Wannock Road,
Polegate, BN26 5JG

Freehold

Guide Price
£500,000 - £525,000



4 Bedroom 1 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Clematis Wannock Road, Polegate, BN26 5JG

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Located just yards Polegate High street and with Wannock Village also close by, this charming and deceptively spacious detached 'chalet' style house boasts four bedrooms over two floors and has a front veranda. Having a lovely sitting room with wood burner and adjoining conservatory, the kitchen/dining room opens onto a useful utility room and the property features a stylish bespoke shower room/wc with marble tiling and underfloor heating. Set amongst an attractive rear gardens that are planted with many tropical plants, a pergola and sweeping patio, there is a garden room too and views extend up towards the South Downs. To the side is a generous block paved driveway leading to a detached double garage with solar panels on the roof. Willingdon school and the High street shops and mainline railway station are within walking distance the property is also adjacent to the Memorial playing fields.

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Clematis Wannock Road, Polegate, BN26 5JG

£500,000

Main Features

	Entrance Frosted composite door to-
• Detached Chalet Style House	Entrance Porch Double glazed windows. Inner door to-
• 4 Bedrooms	
• Sitting Room	Lobby Door to-
• Double Glazed Conservatory	Entrance Hallway Radiator. Carpet.
• Kitchen/Dining Room & Utility Room	Stylish Ground Floor Shower Room/WC Large walk in shower cubicle with wall mounted shower and marble tiles. Low level WC. Pedestal wash hand basin inset into bespoke oak vanity unit. Heated towel rail. Underfloor heating. Frosted double glazed window.
• Ground Floor Stylish Shower Room/WC	Double Aspect Bedroom 1 12'10 x 10'5 (3.91m x 3.18m) Radiator. Built in wardrobes. Carpet. Double glazed windows to front and side aspects.
• Bathroom/WC	
• Attractive Landscaped Garden	Bedroom 2 12'7 x 6'9 (3.84m x 2.06m) Radiator. Herringbone engineered oak flooring with underfloor heating. Double glazed window to front aspect.
• Driveway	
• Double Garage	Sitting Room 14'6 x 11'9 (4.42m x 3.58m) Woodburner. Engineered oak flooring with underfloor heating. Double glazed window to side aspect.
	Double Glazed Conservatory 12'1 x 10'2 (3.68m x 3.10m) Oak flooring. Double glazed windows to rear and side aspects. Double glazed double doors to rear garden.
	Kitchen/Dining Room 11'7 x 8'7 / 8'8 x 8'4 (3.53m x 2.62m / 2.64m x 2.54m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for range cooker and space and plumbing for washing machine. Wall mounted extractor. Recessed utility area with shelving. Space for tumble dryer. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects.

Utility Room

13'7 x 6'2 (4.14m x 1.88m)
Single drainer sink unit and mixer tap with cupboard under. Space for fridge freezers. Space and plumbing for washing machine. Larder cupboard. Double glazed windows to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:
Access to eaves loft (not inspected). Double glazed window to side aspect.

Bedroom 3

11'3 x 9'8 (3.43m x 2.95m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 4

9'5 x 8'8 (2.87m x 2.64m)
Radiator. Carpet. Double glazed windows to front and side aspects.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Double glazed window to rear aspect.

Outside

The attractive rear gardens have been landscaped with a sweeping patio surrounded by many plants including tropical species and a pergola and accessible garden room are also included. There is gated side access.

Parking

A generous and new block paved driveway extends to the front and side of the property providing off street parking for a number of vehicles.

Double Garage

16'20 x 14'71 (4.88m x 4.27m)
A detached double garage is set back to the rear and has solar pv panels on the roof. Twin up and over doors. Electric power and light. Workshop area.

Council Tax Band = E

EPC = D