



15 The Paragon, Wannock Lane, Eastbourne, BN20 9SH

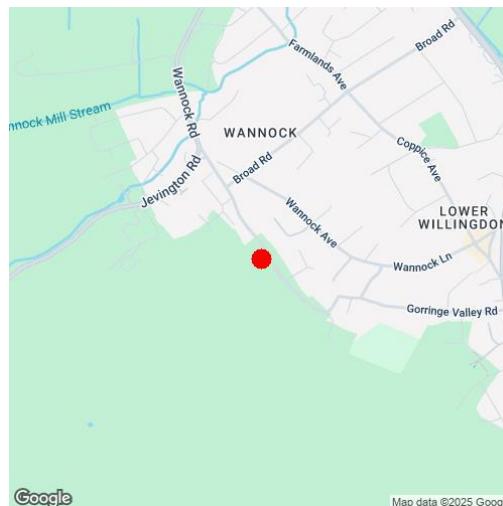
Offers in Excess of £500,000 | Freehold

**LS** Leaper  
Stanbrook

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Situated in the highly sought-after location of The Paragon in Wannock, this three bedroom detached property offers a rare opportunity to acquire a versatile home with breathtaking views of the South Downs and direct access to countryside walks. Accommodation comprises entrance hall, sitting room and separate dining room which both overlook the rear garden and the South Downs beyond, kitchen/breakfast room and one ground floor bedroom along with a ground floor shower room/wc. To the first floor there are a further two bedrooms plus an additional shower room/wc. A particular feature is the spacious rear garden principally laid to lawn with a variety of plants, shrubs, trees and with a lovely open outlook straight onto the South Downs. To the front there is the convenience of two driveways and additional benefits include double glazing and gas central heating. The Paragon is located within easy reach of local shops, bus routes, countryside walks and Polegate high street and train station which provides excellent links to London, Gatwick, Brighton and Eastbourne.





### At a Glance:

- Three bedroom detached property
- Popular Wannock location
- Backing directly onto the South Downs
- Sitting room
- Dining room
- Kitchen/breakfast room
- Ground floor and first floor shower rooms
- Close to shops, countryside walks, Polegate high street and train station
- Stunning downland views
- Large rear garden plus two driveways to the front

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

16'1" (4.9m) x 12'1" (3.68m)

#### KITCHEN

11'4" (3.45m) x 8'10" (2.69m)

#### DINING ROOM

12'9" (3.89m) x 12'6" (3.81m)

#### BEDROOM 2

12'5" (3.78m) x 8'9" (2.67m)

#### SHOWER ROOM/WC

#### FIRST FLOOR LANDING

#### BEDROOM 1

12'9" (3.89m) x 11'2" (3.4m)

#### BEDROOM 3

8'9" (2.67m) x 6'6" (1.98m)

#### SHOWER ROOM/WC

#### OUTSIDE:

#### FRONT & REAR GARDENS

#### TWO DRIVEWAYS

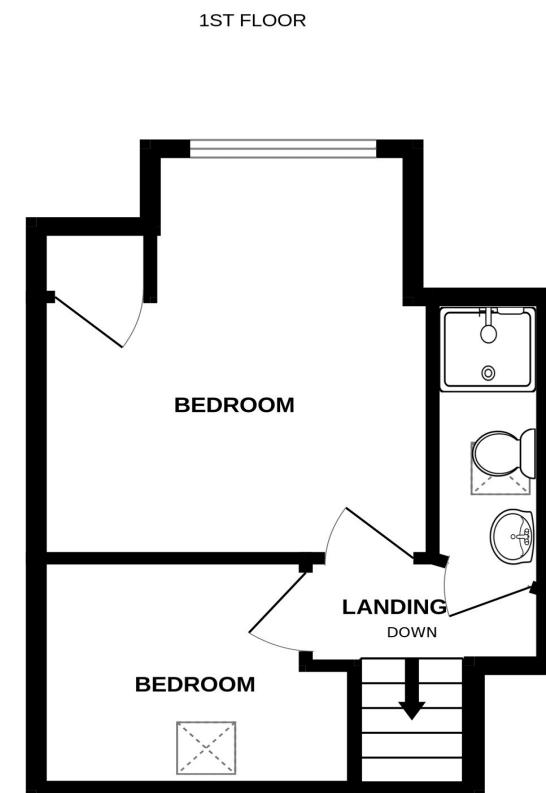
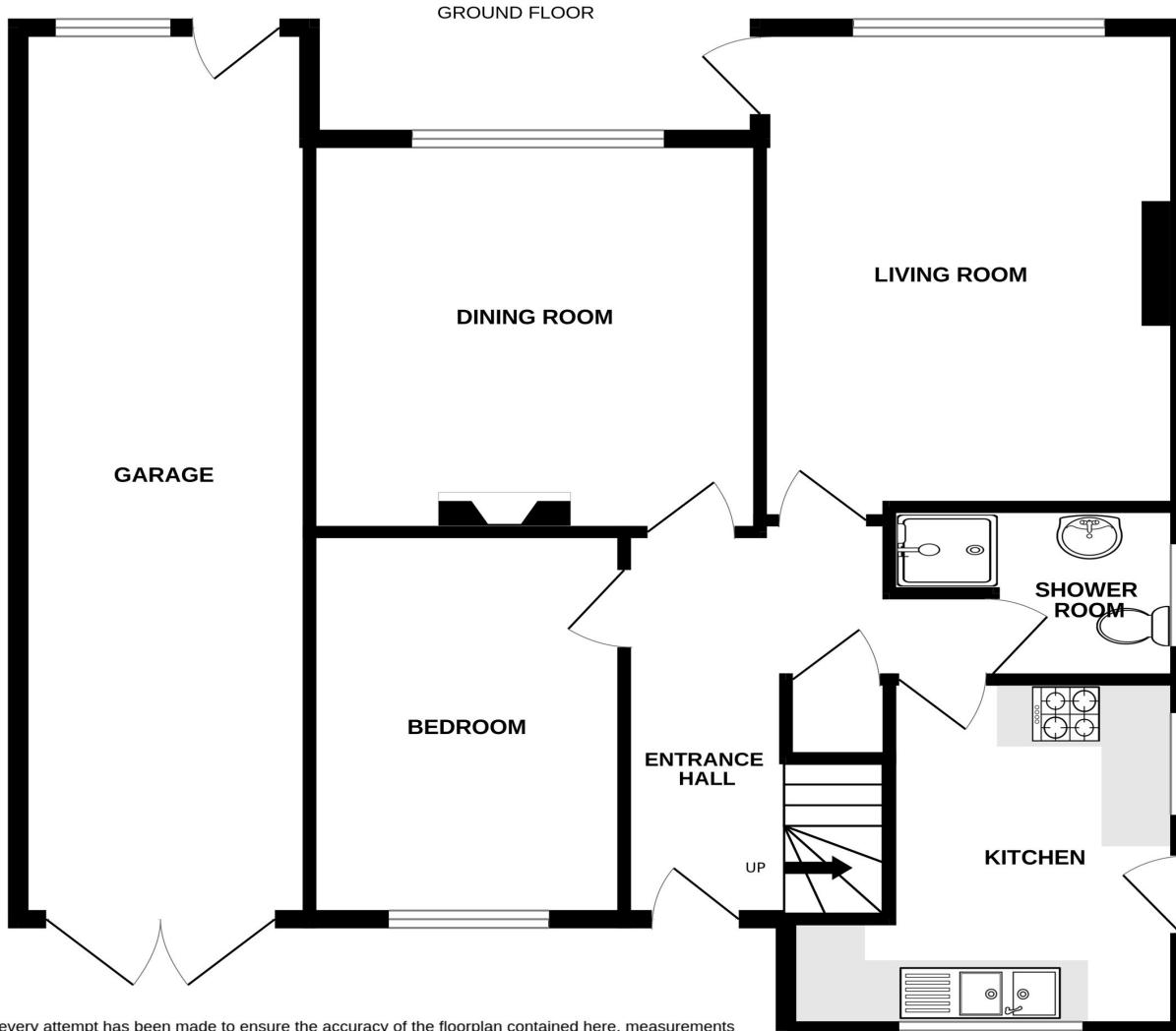
#### COUNCIL TAX:

Band "D"

#### EPC:

D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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