



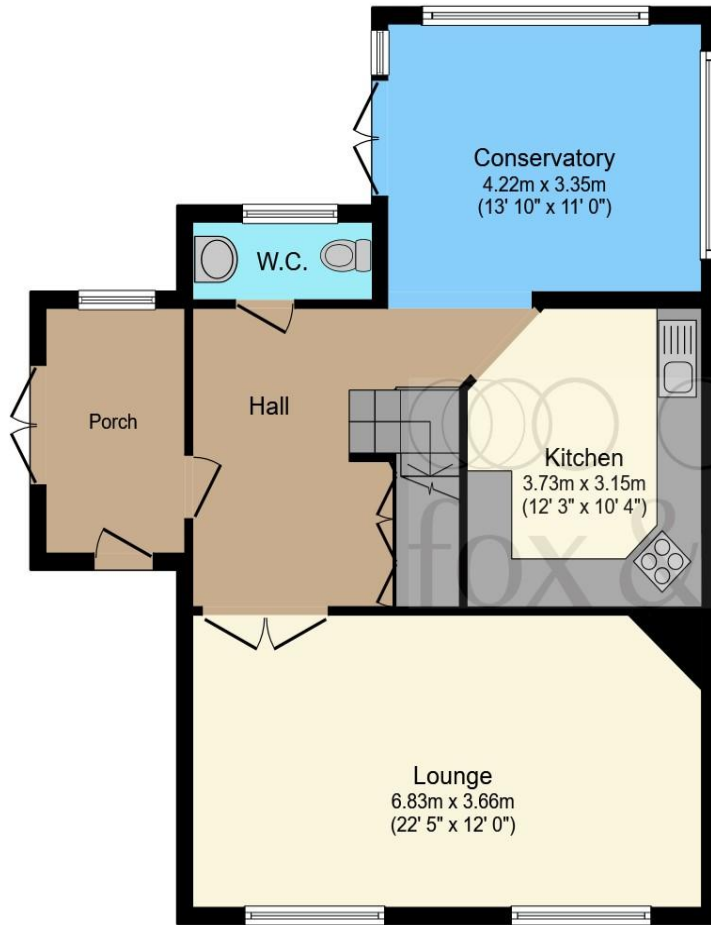
**Wannock Cottage Wannock Road, Polegate BN26 5PE**

**welcome to**

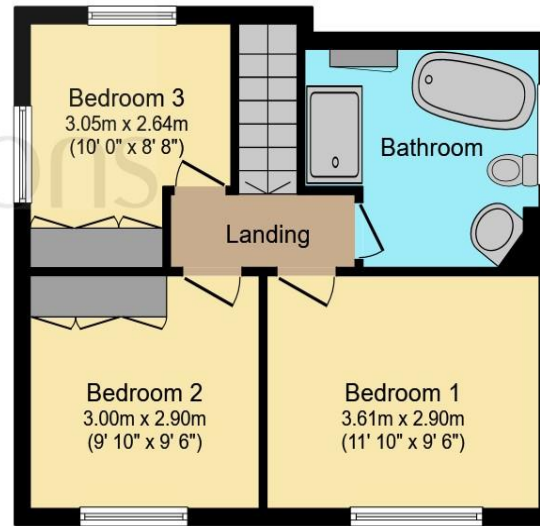
**Wannock Cottage Wannock Road, Polegate**

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, garden & off-road parking. Ideal location close to shops, schools, transport & countryside.





**Ground Floor**



**First Floor**

**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**

Total floor area 115.3 m<sup>2</sup> (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](http://www.focalagent.com)

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## Wannock Cottage Wannock Road, Polegate

- DETACHED FAMILY HOME
- POPULAR LOCATION
- WILLINGDON PRIMARY & SECONDARY SCHOOL CATCHMENT
- CHAIN FREE
- OFF ROAD PARKING

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

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PLG107194 - 0011

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