



# BROOK GAMBLE



**24 Cornmill Gardens, Polegate, BN26 5NL**

**£425,000**

Brook Gamble are delighted to offer to the market this very well presented 2 bedroom detached bungalow in Wannock. The property enjoys wonderful views across Farmland and The South Downs as well as having delightful gardens. Further benefits include the large driveway and Garage as well as a Sun Room and good sized Lounge/Dining Room, from which the wonderful views are further enjoyed.

The property also enjoys the benefits of gas central heating and uPVC double glazing, along with a modern Shower Room and Cloakroom. Being offered to the market chain free, viewing is considered essential to fully appreciate the bungalow. Sole Agents.

### **Entrance Hall**

UPVC double glazed front door opening into Entrance Porch; with tiled floor, frosted UPVC double glazed inner door into Entrance Hall; with hatch to loft space (with loft ladder, lighting and boarding) radiator, cloaks cupboard, boiler cupboard housing wall mounted gas boiler, digital wall mounted thermostat.

### **Lounge/Dining Room 15'11 x 12'4 (4.85m x 3.76m)**

Feature fireplace with marble effect surround and wooden mantle over. Two radiators, uPVC double glazed bay window to front with stunning views across farmland and The South Downs.

### **Kitchen 11'4 x 9'8 (3.45m x 2.95m)**

Single drainer sink unit with cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric double oven below and cooker above. Range of matching wall units, space for fridge freezer, washing machine, breakfast bar, radiator, tiled walls, frosted UPVC double glazed window to side, uPVC double glazed window and door to Sun Room.

### **Sun Room 10'3 x 6'2 (3.12m x 1.88m)**

Tiled floor, opaque roof, uPVC double glazed windows to side and rear, with double doors opening onto Rear Garden.

### **Bedroom 1 13'11 x 12'1 (4.24m x 3.68m)**

Radiator, uPVC double glazed window to rear overlooking garden.

### **Bedroom 2 11'1 x 10'4 (3.38m x 3.15m)**

Radiator, UPVC double glazed window to front with stunning views of the South Downs.

### **Shower Room**

Fully tiled walls, wall mounted shower unit and shower attachment, glazed shower screen, wash basin with vanity cupboard below, tiled floor, frosted uPVC double glazed windows to side, radiator.

### **Cloakroom**

Low flush WC, radiator, wash basin, tiled floor, tiled walls, frosted uPVC double glazed window to side.

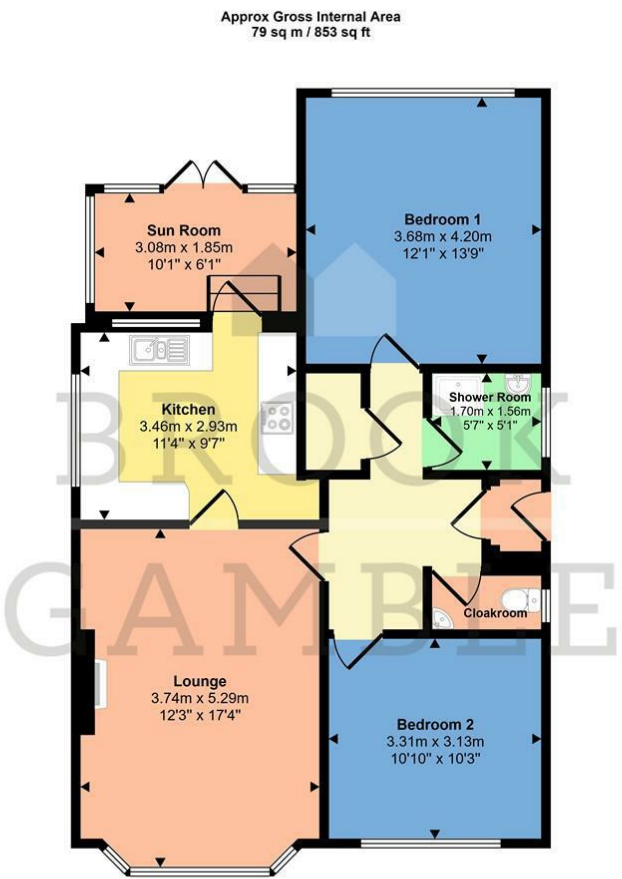
### **Outside**

There are gardens to the front and rear of the bungalow. The rear garden is laid may need to lawn with patio, flowerbeds, timber fencing and gates for side access. There is a personal door from the Garage, which measures 17' 8" x 9' 7", with pitched roof, up and over door, window to side and rear.

The front garden is laid to lawn with flower beds whilst the driveway gives access for parking and to the Garage.

The property benefits from a further area of garden, the width of the property plot, adjacent the open farmland.

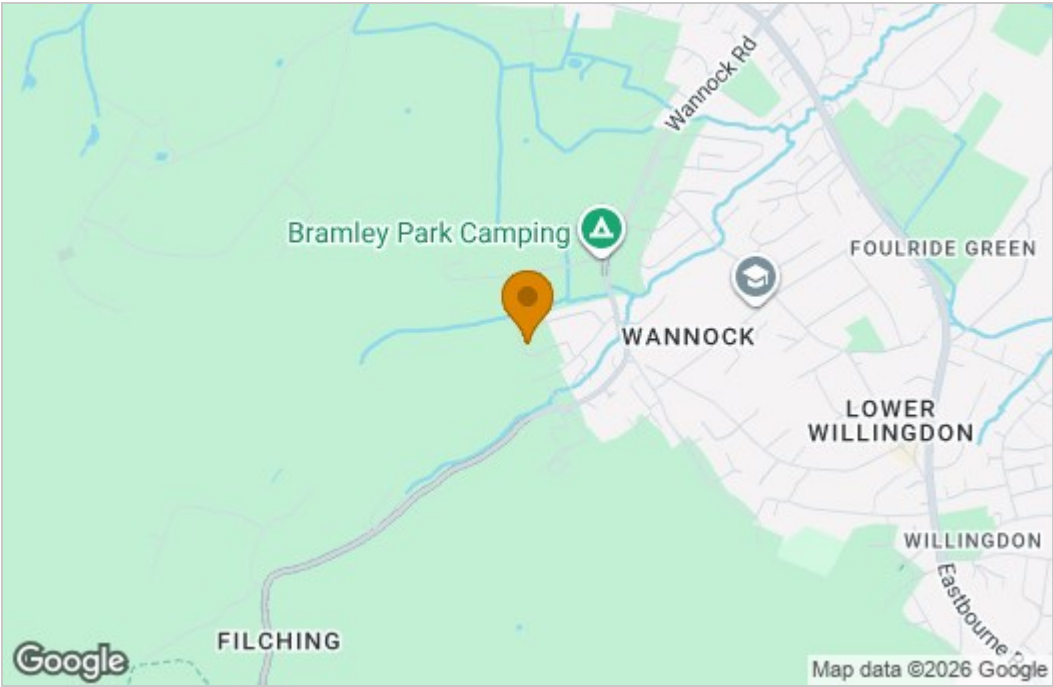
Floor Plan



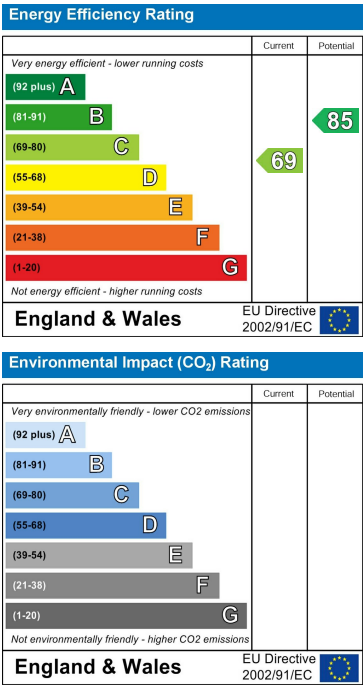
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.