



Glen Close, Polegate



- GUIDE £350K - £375K
- 4-Bedrooms
- 22' Conservatory
- Kitchen
- Living Room
- 2-En Suites
- Family Bathroom
- Gas c/h & Dbl glz
- Pleasant Gardens
- Ample Parking



Freehold

£550,000

Guide price

4 BEDROOM 1 RECEPTION 3 BATHROOM 0 GARAGE

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DESCRIPTION

GUIDE PRICE £550,000 - £575,000 - Lovely Location - Close to South Downs - Versatile Home - Nicely Presented - 4 Bedrooms - Large Conservatory - Living Room - Kitchen - 2 En Suites & Family Bathroom - Pleasant Rear Garden - Ample Parking - Walking Distance to Schools

A substantially extended and nicely presented 4-bedroomed detached bungalow located in a quiet and highly sought after residential cul-de-sac within walking distance of local schools and the picturesque South Downs National Park. This versatile home is perfectly suited to growing families, offering generous living space with the added benefit of an annex style layout ideal for multi generational living. Whether accommodating an elderly relative, providing independence for older children, or creating a work from home space, the property adapts effortlessly to changing family needs.

There are many features to include a superb 22' x 8' double glazed conservatory, which is ideal for dining and has access to the tastefully fitted kitchen and the comfortable double aspect living room, four well proportioned bedrooms, with the luxury double aspect master bedroom benefiting from an en suite shower room. Bedroom two also enjoys the convenience of an en suite shower room and the property is complemented by a further family bathroom. It is of our opinion that the property is nicely decorated throughout and there is gas fired central heating and double glazing. Outside, are two driveways providing ample off road parking, while the pleasant wrap around garden enjoys a degree of privacy with a lovely decking area, ideal for outdoor entertaining and relaxation.



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Wannock is a most desirable area to make your home and is conveniently located within walking distance of local primary and secondary schools. Polegate High Street is approximately one mile, and has various shops, medical centres, bus services and a mainline railway station. From the end of Glen Close, is access through to Millstream Gardens and Farmlands Way, where there are bus services and a convenience store. From nearby Jevington Road, is access to The South Downs National Park, providing delightful countryside walks with stunning views.

Entrance Porch 2.42m x 0.92m (7'11" x 3'0")

Hallway

Inner Hall 2.74m x 2.09m (8'11" x 6'10")

Double Aspect Living Room 4.25m x 3.73m (13'11" x 12'2")

Kitchen 4.26m x 2.92m (13'11" x 9'6")

Conservatory 6.81m x 2.70m (22'4" x 8'10")

Double Aspect Master Bedroom 6.78m x 3.13m (22'2" x 10'3")

En Suite Shower Room 2.40m x 1.27m (7'10" x 4'1")

Double Aspect Bedroom 2 3.68m x 3.67m (12'0" x 12'0")

En Suite Shower Room 2.61m x 1.27m (8'6" x 4'1")

Bedroom 3 4.21m x 2.74m (13'9" x 8'11")

Bedroom 4 3.27m x 2.70m (10'8" x 8'10")

Family Bathroom 1.98m x 1.72m (6'5" x 5'7")

Outside

The front has an area of lawn, two driveways providing ample Off Road Parking and a storage shed to the side. There is a most pleasant rear garden being mainly laid to lawn and extends to the side having various trees, detached garage/store, a lovely decking area ideal for entertaining/dining as well as having side access gate.

Council Tax

The property is in Band D. The amount payable for 2025-2026 is £2,626.38. This information is taken from voa.gov.uk

Located in the L-shaped hallway is access via a wooden fold down ladder, to a mostly boarded and insulated loft with light and also houses a Worcester combi boiler. From the master bedroom, there is also access via a ladder to a second loft area, which is also insulated and partly boarded and has a light.