

# Crane & Co



## Price Guide

£450,000 - £480,000

24 Cornmill Gardens, Polegate, East Sussex BN26 5NL

🏠 2 Bedroom 🚿 1 Bathroom 📺 1 Reception

📞 01323 440678

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Freehold

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Tucked away on the peaceful edge of Wannock, this beautifully crafted Whichello-built bungalow offers a wonderful blend of countryside charm and comfortable living. From the moment you arrive, you're greeted by expansive views stretching across open fields to the rolling hills of the South Downs, an ever-changing backdrop that makes everyday feel a little more special. Inside, the home is generously proportioned with a spacious living room that frames the stunning outlook to the front, perfect for relaxed mornings or cosy evenings. The kitchen is well-appointed, complemented by a useful utility area, and there are two large bedrooms that offer plenty of space to unwind. A separate WC and shower room add to the home's practicality, while gas-fired central heating and double glazing ensure year-round comfort. Step outside and you'll find a private rear garden, quietly tucked away and ideal for soaking up the sunshine or simply enjoying the birdsong. There's also a detached garage for added convenience. Located in one of the area's most sought-after spots, the bungalow is just a mile from Polegate High Street, where you'll find a range of shops, medical facilities, and a mainline station with direct links for commuters or day-trippers. For everyday essentials, there's a handy convenience store on nearby Farmlands Way. And when it's time to embrace nature, you're spoiled for choice. From the end of Mill Way, stroll straight into the fields and take in some of the South Downs' most scenic walking routes, meandering through charming villages like Jevington, Folkington, and Wilmington. For dog owners and outdoor lovers, the Paragon Fields, just off Jevington Road, are the perfect open space to explore. Whether you're searching for peaceful retirement living or a calm countryside retreat, this lovely home offers space, views, and location in equal measure.

## Main Features

- Detached Bungalow
- Wannock Village Location
- Downland Views
- 2 Bedrooms
- Garage & Ample Driveway Parking
- Chain Free!

## Room Sizes

Entrance Hallway  
W/C  
Shower Room  
Living/Dining Room - 15' 10" x 12' 2"  
Kitchen - 11' 4" x 9' 8"  
Sun Room - 10' 4" x 6' 1"  
Bedroom 1 - 13' 9" x 12' 0"  
Bedroom 2 - 11' 0" x 10' 4"  
Garage - 17' 8" x 9' 7"

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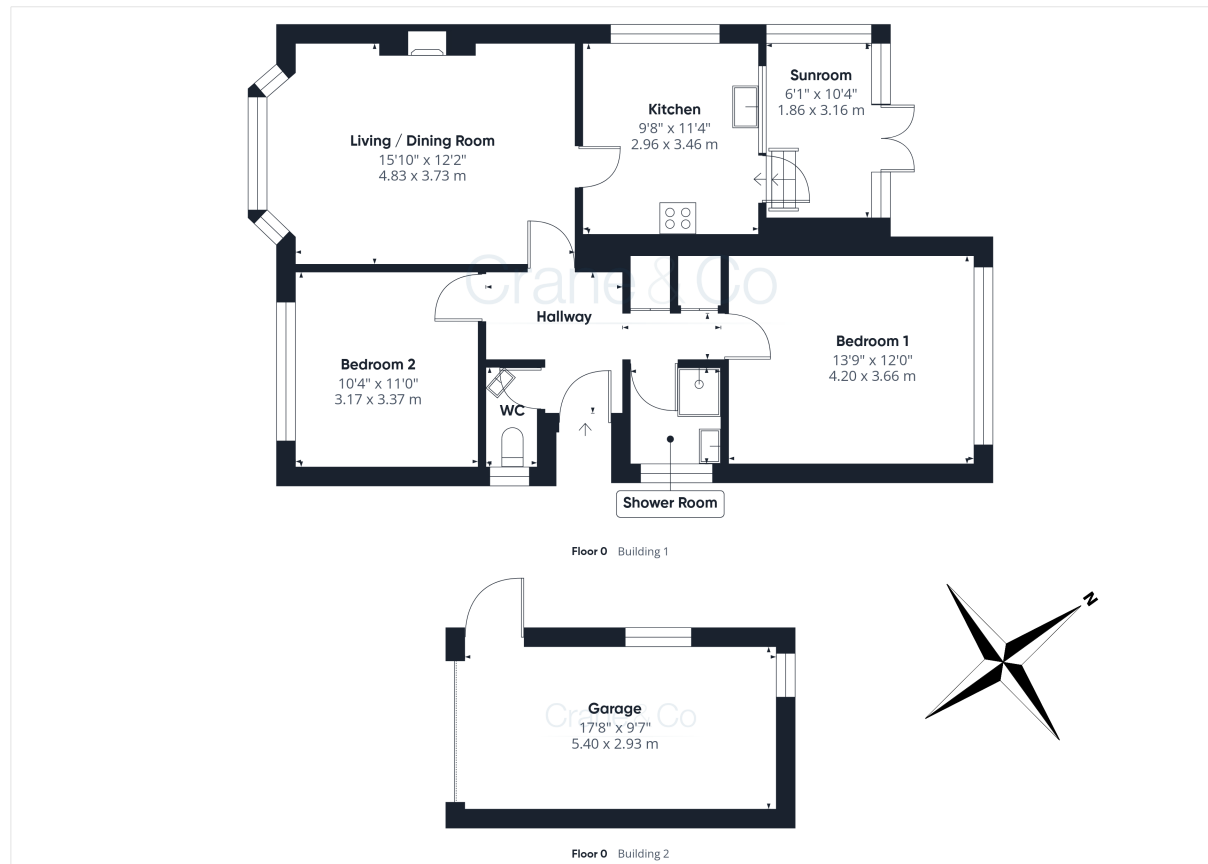
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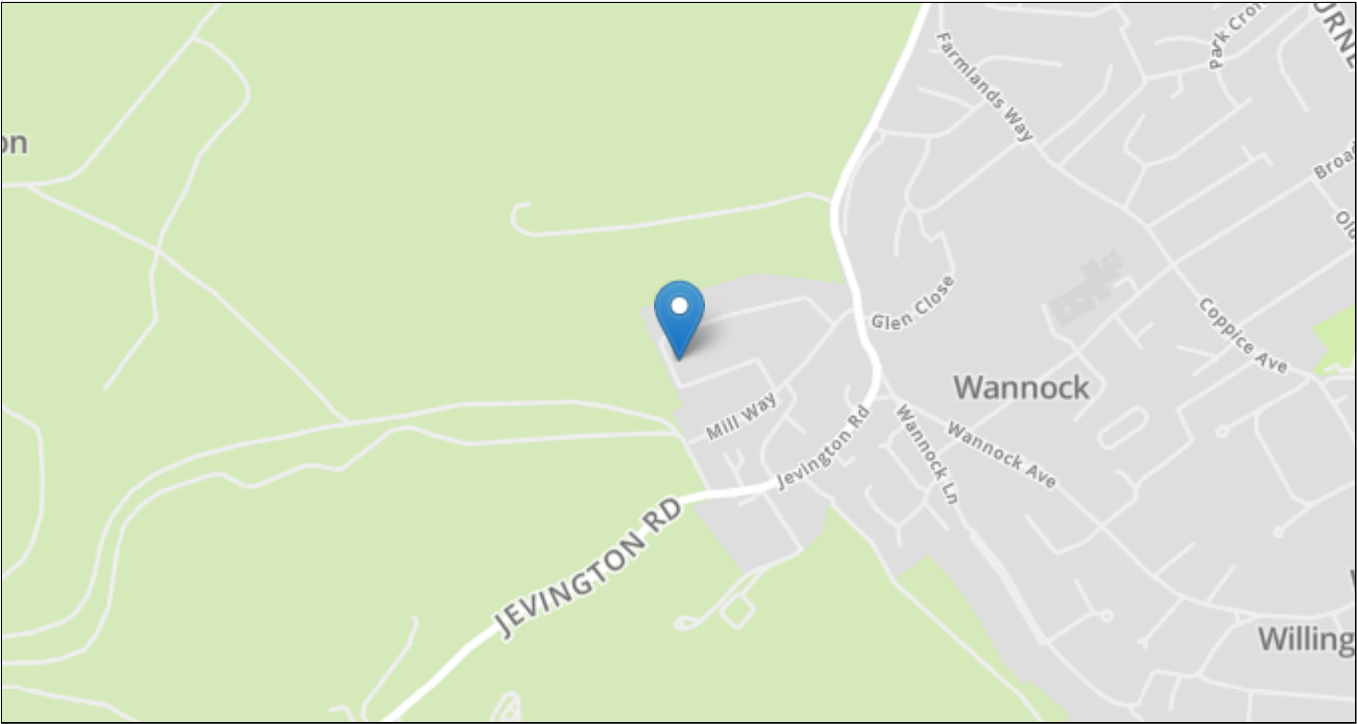
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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