



7 Old Mill Lane, Polegate, BN26 5NS

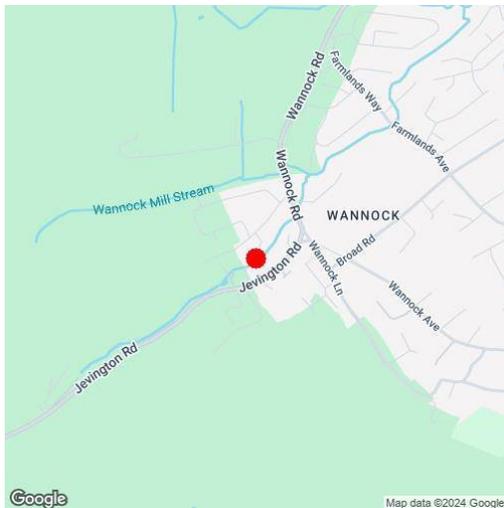
Price £475,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A delightful two bedroom detached bungalow with small picturesque lake and stream situated in a quiet location in the ever popular Wannock area. This unique property enjoys views towards the South Downs and is located close to local shops and bus routes. Also a short distance away is Polegate high street which benefits from a variety of shops, amenities and mainline railway station which offers excellent links to London, Brighton, Gatwick and Eastbourne. Accommodation comprises entrance porch, entrance hall, sitting room with wood burner, kitchen/breakfast room, conservatory, two good size bedrooms and modern shower room/wc. The property is approached via a long driveway with stream to one side leading to a small lake and there is the added benefit of a secluded rear garden. There is also the convenience of a single garage. Additional benefits include double glazing and gas central heating.





## At a Glance:

- Two bedroom detached bungalow
- Popular Wannock location
- Sitting room with wood burner
- Kitchen/breakfast room
- Modern shower room/wc
- Conservatory
- Pleasant lake and stream
- Views towards the South Downs
- Secluded rear garden
- Driveway and garage

## Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

14'1" (4.29m) x 11'9" (3.58m)

**KITCHEN**

10'1" (3.07m) x 9'7" (2.92m)

**CONSERVATORY**

16'3" (4.95m) x 6'8" (2.03m)

**BEDROOM 1**

11'2" (3.4m) x 9'8" (2.95m)

**BEDROOM 2**

9'7" (2.92m) x 8'9" (2.67m)

**SHOWER ROOM**

**OUTSIDE:**

**FRONT & REAR GARDENS**

**DRIVEWAY**

**GARAGE**

**COUNCIL TAX:**

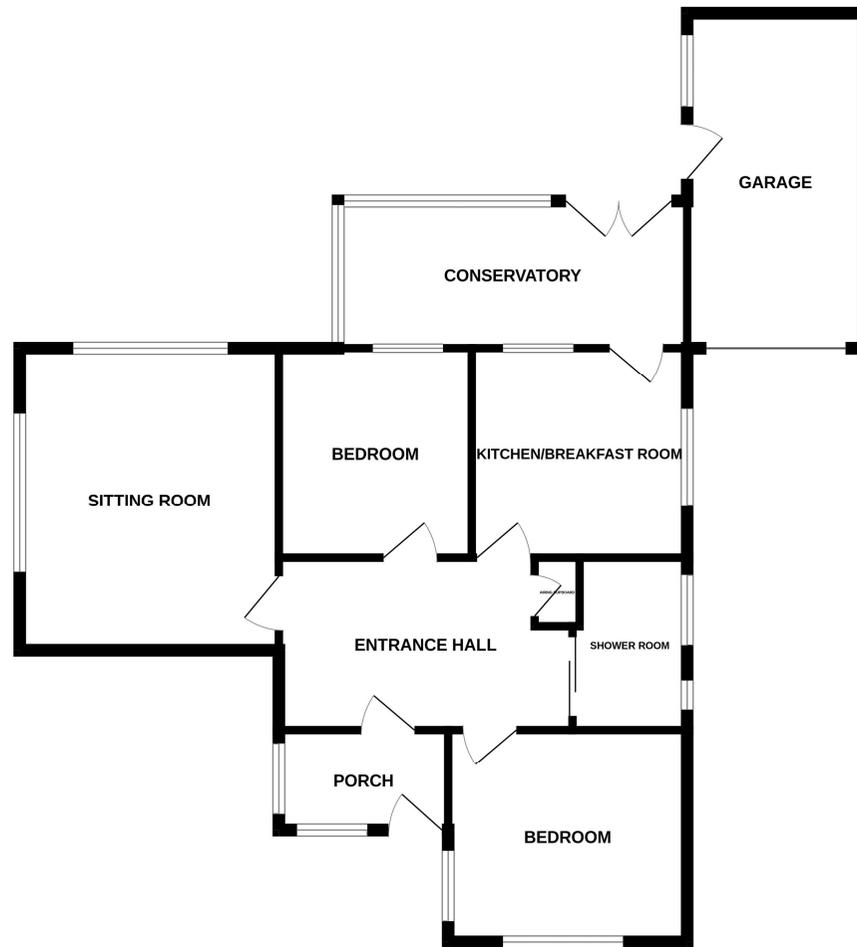
Band 'D'

**EPC:**

D



# GROUND FLOOR



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.  
Made with Metropix ©2024

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)