



50 Wannock Gardens, Polegate, BN26 5PA

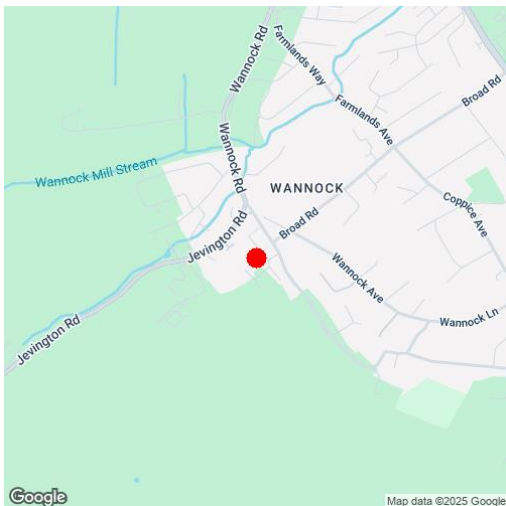
Guide Price £575,000 | Freehold

LS Leaper
Stanbrook

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GUIDE PRICE £575,000 - £595,000. A beautifully presented four bedroom detached chalet style property nestled in a quiet cul-de-sac in the sought after Wannock area boasting stunning views towards the South Downs. This delightful property has been tastefully refurbished by the current owners in recent years and benefits from accommodation comprising light and spacious entrance hall, sitting room, dining room, garden room, modern kitchen/breakfast room with island unit and a comprehensive range of matching wall and base units complemented with solid wood work tops, there are two bedrooms on the ground floor as well as a stylish shower room/wc. Stairs rise from the entrance hall to a large landing/bedroom/study with doors leading to a further double bedroom and also a modern bath/shower room wc. Externally the property has the convenience of a spacious driveway and to the rear there is a low maintenance garden benefiting from outdoor lighting and power and with a covered side lean to with sink and there is also a detached brick built building which incorporates a workshop, storage space and utility room. Additional benefits include double glazing, gas central heating and there are solar panels creating reduced energy costs.





At a Glance:

- Beautifully presented four bedroom detached property
- Popular Wannock location
- Stunning views of the South Downs
- Modern kitchen/breakfast room
- Sitting room, dining room and garden room
- Stylish bath and shower rooms on ground and first floors
- Two ground floor bedrooms and two first floor bedrooms
- Good size low maintenance gardens
- Driveway
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

17'6" (5.33m) x 11'2" (3.4m)

DINING ROOM

12'4" (3.76m) x 11'2" (3.4m)

GARDEN/SUN ROOM

13'8" (4.17m) x 10'1" (3.07m)

KITCHEN/BREAKFAST ROOM

20'9" (6.32m) x 12'7" (3.84m)

BEDROOM 3

10'8" (3.25m) x 9'8" (2.95m)

BEDROOM 4

12'1" (3.68m) x 7'8" (2.34m)

SHOWER ROOM

LARGE FIRST FLOOR

LANDING/BEDROOM 2/STUDY

19'8" (5.99m) x 10'8" (3.25m)

BEDROOM 1

19'10" (6.05m) x 10'3" (3.12m)

BATH/SHOWER ROOM

OUTSIDE:

GARDENS FRONT & REAR

DRIVEWAY

GARDEN ROOM

incorporating workshop and utility room.

N.B. The property has the benefit of solar panels

COUNCIL TAX:

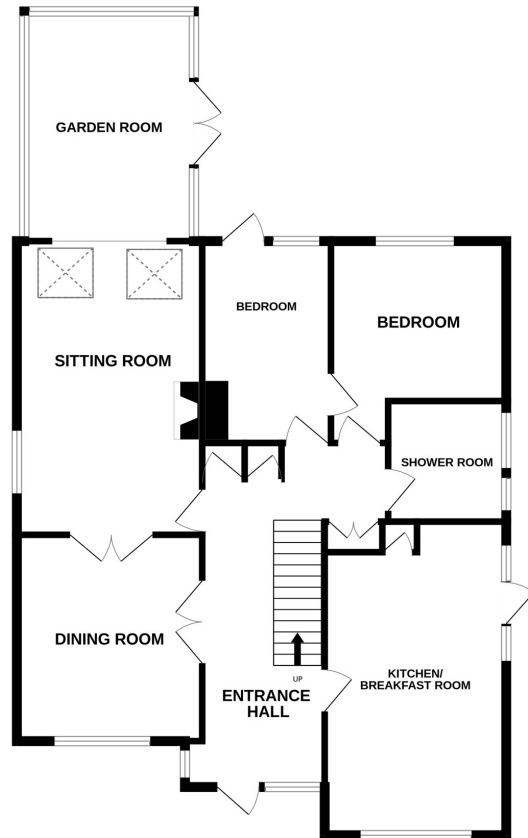
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EPC:

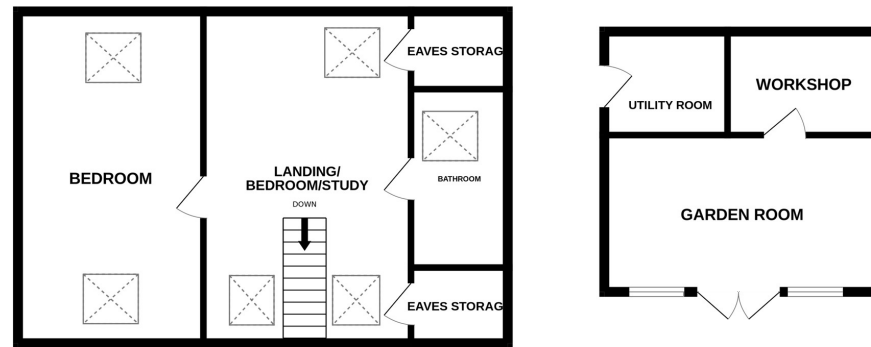
"C"



GROUND FLOOR



1ST 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.
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