

**Valuers, Land & Estate Agents**

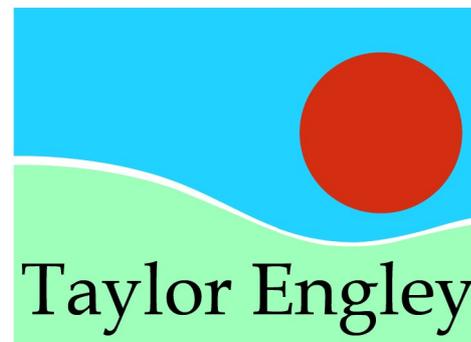
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**6 Filching Close, Wannock, Polegate, East Sussex, BN26 5NU**

**Guide Price £485,000 Freehold**

Taylor Engley are delighted to offer to the market this **FOUR BEDROOMED DETACHED HOME** located in the desirable Filching Close at Wannock. The property is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include views of the South Downs National Park, spacious sitting room and dining room, four first floor bedrooms and a bathroom. Outside there is a garage, driveway parking and gardens - the rear enjoying downland views. EPC = D



**The property forms part of the favoured Filching Close at Wannock being within close proximity to the South Downs National Park where numerous scenic walks can be enjoyed. Bus services serve the local area whilst Polegate High Street which offers a mainline railway station and local shops is approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.**

**\* DESIRABLE WANNOCK LOCATION \* DOWNLAND VIEWS \* CHAIN FREE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS \* SPACIOUS SITTING ROOM \* DINING ROOM \* KITCHEN \* CLOAKROOM \* FOUR FIRST FLOOR BEDROOMS \* BATHROOM \* GARAGE \* DRIVEWAY PARKING \* GARDENS \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

With tiled floor, power point, light, door opening to:

### Hall

Radiator, understairs recess with built-in storage cupboard, central heating thermostat.

### Cloakroom

Low level wc, radiator, window to rear.

### Sitting Room

16'10 x 11'10 (5.13m x 3.61m)

Having Parquet style flooring, radiator, outlook to front.

Wide opening to:

### Dining Room

11'11 x 8'10 (3.63m x 2.69m)

Radiator, secondary glazed doors opening to rear garden.

### Kitchen

11'2 max x 8'11 max (3.40m max x 2.72m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, New World gas oven, Stoves four burner gas hob with extractor fan over, central heating programmer, outlook to rear and door to side.

Stairs rising from hall to:

### First Floor Landing

Airing cupboard housing cylinder and shelving, loft hatch to roof space.

### Bedroom 1

16'3 x 9'6 to cupboard front (4.95m x 2.90m to cupboard front)

Range of built-in wardrobe cupboards, radiator, outlook to front.

### Bedroom 2

11'3 + door recess x 11'1 max (3.43m + door recess x 3.38m max)

Two built-in storage recesses, built-in wardrobe cupboard, radiator, outlook to front.

### Bedroom 3

8'3 x 8'1 (2.51m x 2.46m)

Radiator, built-in storage cupboard, outlook to rear.

### Bedroom 4

11'2 x 5'10 (3.40m x 1.78m)

Built-in wardrobe cupboard, radiator, outlook to rear.

### Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, window to rear.

### Outside

#### Garage

16'11 max x 7'11 max (5.16m max x 2.41m max)

(16'11 max to up and over door)

Maximum measurements including depth of fittings and structures. Electric meter and fuse box, Vaillant wall mounted gas fired boiler, light and power, water tap, window and personal door to side, up and over door to front.

#### Front Garden

Being laid to lawn with mature trees and shrubs and having driveway parking.

#### Rear Garden

Considered to be a feature of the property enjoying downland views. To the immediate rear of the property there is a concrete paved patio area leading onto lawned gardens flanked by well stocked borders having a variety of shrubs, ornamental pond, gates to either side of property.

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council.

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

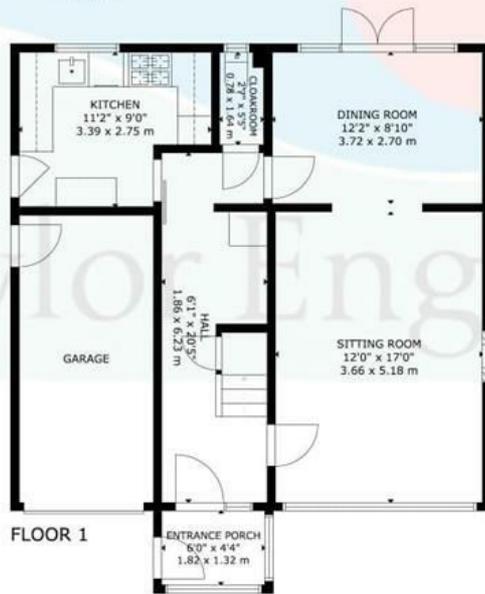






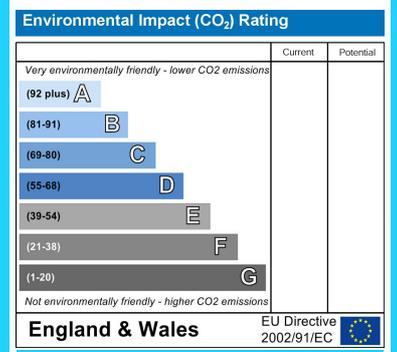
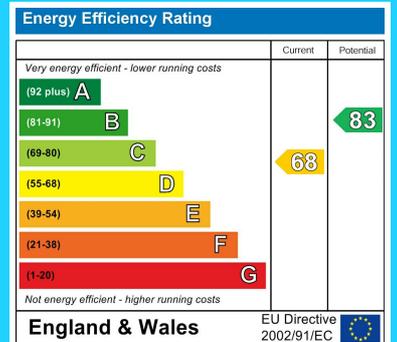


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 115 m<sup>2</sup>/1,237 sq ft  
FLOOR 1: 56 m<sup>2</sup>/597 sq ft, FLOOR 2: 59 m<sup>2</sup>/640 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**