



Welcome to this unique 1934 detached family home in the Sussex town of Polegate, handy for the stunning landscapes of The South Downs. This beautifully presented property boasts a range of sought-after features, including an open fireplace, bright and spacious rooms, and flexible accommodation, providing ample room for your family's needs. With scope for extending and even the possibility of building a bungalow in the expansive garden, the opportunities are endless.

You'll find plenty of space for vehicles with a tandem garage (ideal for the motor enthusiast) and a large driveway, perfect for accommodating guests. And with over a quarter of an acre of outdoor space, there is ample room for outdoor activities and cultivating the fantastic garden.

Conveniently located within walking distance of the railway station with direct links to London Victoria, this property offers the perfect blend of tranquillity and accessibility. The four bedrooms, family bathroom and en-suite are perfect for a growing family or those seeking extra space for guests.

Don't miss the opportunity to make this your dream home. Arrange a viewing today with Surridge Mison Estates to experience the charm and comfort that this property has to offer.

**Price £699,950**  
**Tenure Freehold**



Fellands, 20 Nursery Close, Polegate, East Sussex, BN26 6JY



## A potted history of "Fellands"

Fellands was built by Gilbert Levett for himself and his family in 1934. He was a local builder who built many of the surrounding properties, hence Levett Road etc. He also built all of the other properties on Nursery Close and also the houses to the east of the property along Pevensey Road. In the late 1960s Mr Levett converted the house into two flats. In 2001 the property was converted back into a single dwelling by the current owners.

### Entrance Hall

Double glazed casement door to front. Two double glazed windows to side. Stairs to first floor landing. Radiator. Carpeted. Coved ceiling.

### Snug - 3.68m x 3.48m (12'1" x 11'5")

Double glazed window to rear. Built in under stairs storage cupboards. Radiator. Carpeted. Coved ceiling.

### Kitchen/Breakfast Room - 4.22m x 4.06m (13'10" x 13'4")

Double aspect room with double glazed window and double glazed door to rear, with double glazed window to side. Partially tiled walls and carpeted flooring. Inset spotlights. Two radiators. Fully fitted with a range of wall and base units housing integral fridge and electric oven. Space and plumbing for dishwasher. Work surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap and 5 burner gas hob with fitted cooker hood.

### Conservatory - 5.38m x 1.88m (17'8" x 6'2")

Windows and door to rear. Personal door to garage/workshop.

### Cloakroom WC

Opaque double glazed window to rear. Tiled flooring. Radiator. Wash hand basin with tiled splashback and W.C.

### Utility Room - 2.11m x 1.83m (6'11" x 6'0")

Double glazed window to rear. Fitted shelving units, with space and plumbing for washing machine and tumble dryer. Work surfaces.

### Lean To - 5.64m x 1.12m (18'6" x 3'8")

Gated front access and glazed door leading to sun room.

### Lounge - 5.87m x 5.08m (19'3" x 16'8")

Double aspect room with double glazed windows to front and side. Feature open fire place. Two radiators. Carpeted. Inset spotlights. Coved ceiling.

### Dining Room - 6.58m x 2.84m (21'7" x 9'4")

Double aspect room with double glazed windows to front and side. Two radiators. Carpeted. Coved ceiling.

### First Floor Landing

Airing cupboard. Loft access. Carpeted. Coved ceiling.

### Master Bedroom - 5.08m x 2.77m (16'8" x 9'1")

Double aspect room with two double glazed windows to front and double glazed window to side. Built in wardrobes. Radiator. Coved ceiling. Carpeted. Door leading to en-suite.

### En-Suite Shower

Carpeted. Radiator. Shower cubicle with tiled surround and wash hand basin set within vanity unit.

### Bedroom Two - 4.17m x 2.87m (13'8" x 9'5")

Double glazed window to front. Built in storage cupboard. Radiator. Coved ceiling. Carpeted.

### Bedroom Three - 3.78m x 2.51m (12'5" x 8'3")

Double aspect room with double glazed windows to rear and side. Built in storage cupboard. Radiator. Coved ceiling. Carpeted.

### Bedroom Four - 2.95m x 2.31m (9'8" x 7'7")

Double glazed window to rear. Radiator. Carpeted. Coved ceiling.

### Family Bathroom

Double aspect room with double glazed opaque windows to rear and side. Partially tiled walls and carpeted flooring. Inset spotlights. Heated towel rail. White suite comprising of bath with handheld shower attachment, shower cubicle, wash hand basin and W.C.

### Tandem Garage/Workshop - 10.34m x 3.38m (33'11" x 11'1")

Double doors to front. Windows to side and rear. Power and light.

### Driveway

Providing ample off road parking.

### Rear Garden

Large plot being mainly laid to lawn with patio area. Summer house, five sheds, and a greenhouse. Pergola. Vegetable patch. Fencing and wall surround. Two vehicle access points.

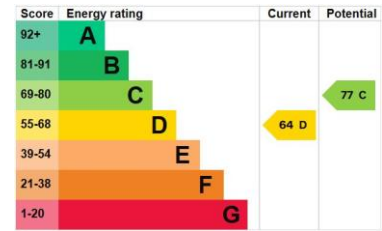
### Planning History

WD/2017/2116/F - Permission now lapsed for one two bedroom detached bungalow.

WD/2016/3000/F - Permission now lapsed for a two storey rear extension.

For full details visit Wealden District Council's online planning register.

### Council Tax Band E



### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas Mains**

**Electricity Mains**

**Primary Heating** Gas central heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Floor 0

Approximate total area<sup>(1)</sup>

2166.15 ft<sup>2</sup>

201.24 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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