



Heron Ridge, Polegate BN26 5BL

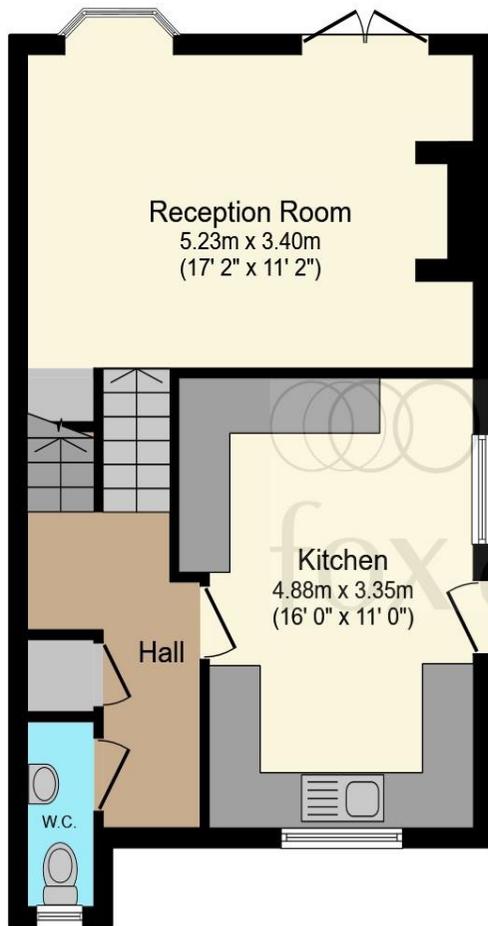
welcome to
Heron Ridge, Polegate

This huge opportunity 4 bedroom detached house, in a desirable part of Polegate, is on the market with us accepting offers from £350,000. This property does need work and modernising but it has lots of potential. There is a generous size living room, overlooking the delightful South Downs facing rear garden, and a kitchen-diner.

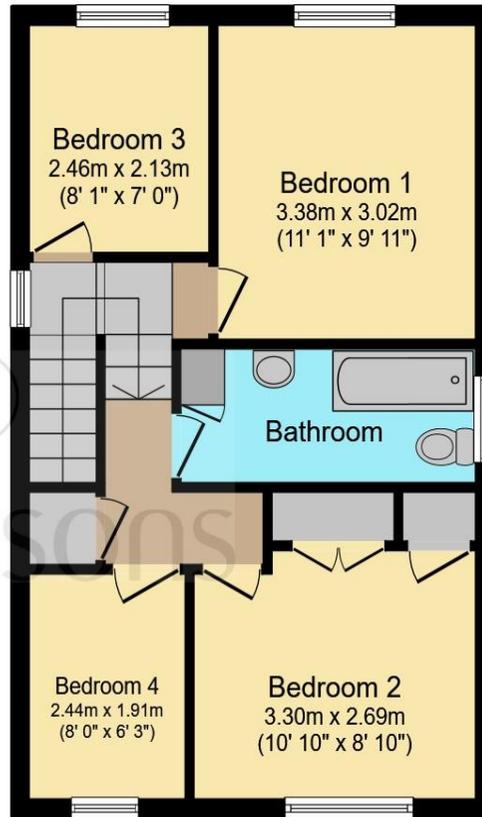
Please note; the boiler does not work and there is no hot water.

Conveniently located close to Polegate train station, bus routes, local schools, High Street shops and amenities. The Cuckoo Trail is located nearby which is perfect for walking and cycling.





Ground Floor



First Floor

Reception Room

Kitchen

W/C

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Total floor area 88.8 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Heron Ridge, Polegate

- FOUR BEDROOMS DETACHED HOUSE
- RENOVATION OPPORTUNITY
- IDEAL LOCATION NEAR TO POLEGATE CENTRE
- LOCAL HIGHLY-RATED SCHOOLS
-

Tenure: Freehold EPC Rating: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG106981



Property Ref:
PLG106981 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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