



**Heron Ridge, Polegate BN26 5BL**



***welcome to***

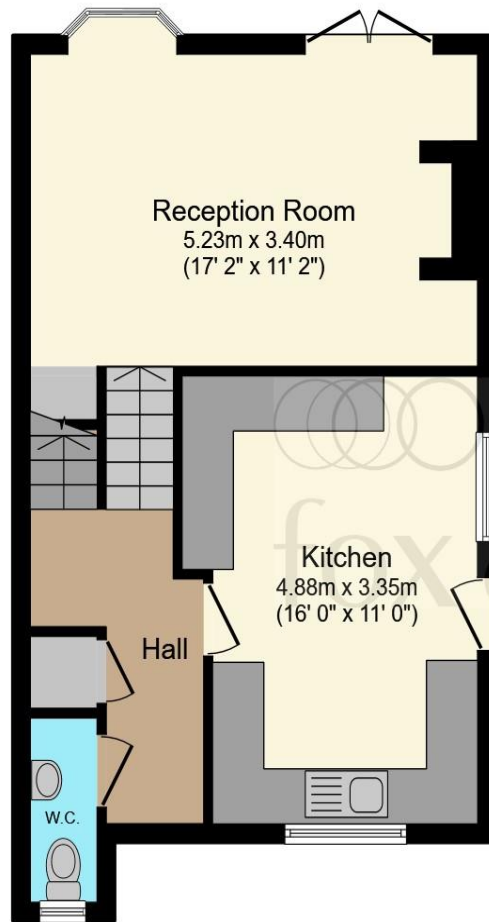
## **Heron Ridge, Polegate**

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.

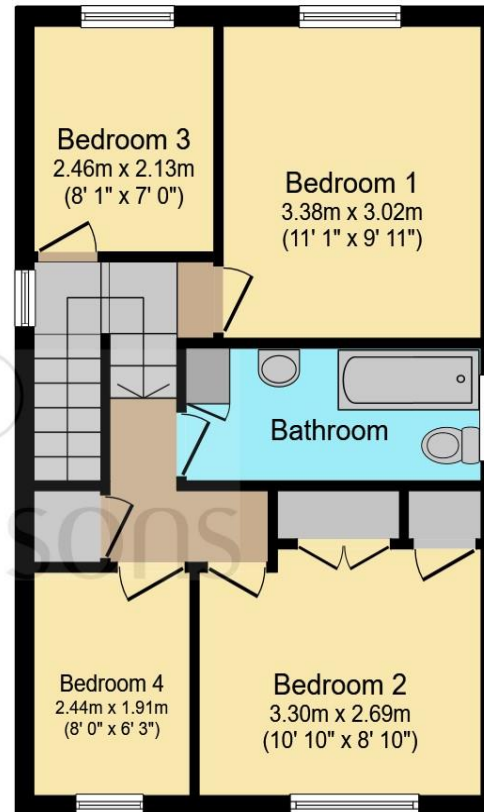
Please note; the boiler does not work and there is no hot water.

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 m<sup>2</sup> (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](http://www.focalagent.com)

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## 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

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Property Ref:  
PLG106981 - 0015

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fox & sons



**01323 486561**



[polegate@fox-and-sons.co.uk](mailto:polegate@fox-and-sons.co.uk)



56A High Street, POLEGATE, East Sussex, BN26 6AD



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