



Shepham Lane, Polegate BN26 6LZ

welcome to **Shepham Lane, Polegate**

Welcome to Shepham Lane, a brand new exclusive development of only four new homes!

Situated in a highly desirable area of Polegate, these four bedroom detached family homes are not to be missed.

Finished to a high specification throughout these homes boast a fully fitted kitchen with integrated appliances, separate utility room, four bedroom + study/bedroom 5, two family bathrooms, one ensuite and a downstairs cloakroom!

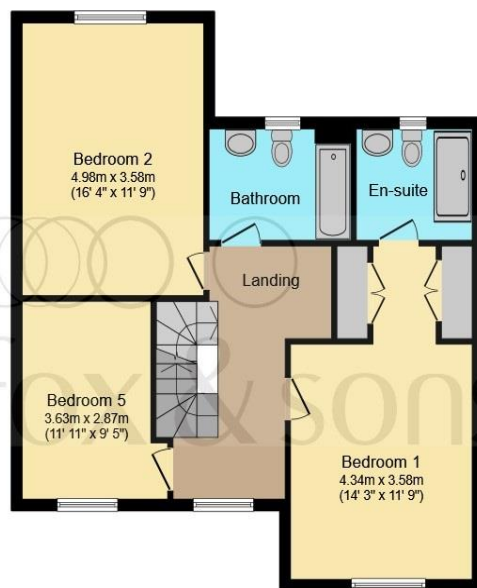
Further benefits include off road parking, private rear garden with porcelain tiled patio area and flooring throughout.

With only two homes now available, secure your viewing today!

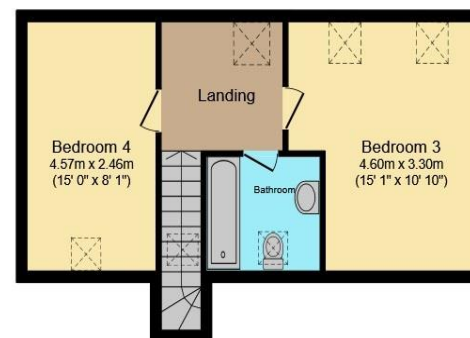




Ground Floor



First Floor



Second Floor

Total floor area 188.9 m² (2,033 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

Entrance Porch

Entrance Hall

Living Room

14' 2" x 11' 9" (4.32m x 3.58m)

Cloakroom

Kitchen / Dining Room

29' 1" x 16' 5" (8.86m x 5.00m)

Utility Room

8' 4" x 7' 10" (2.54m x 2.39m)

Stairs To First Floor Landing

Bedroom One

14' 3" x 11' 9" (4.34m x 3.58m)

En Suite

Bedroom Two

16' 4" x 11' 9" (4.98m x 3.58m)

Bathroom

Bedroom Five

11' 11" x 9' 5" (3.63m x 2.87m)

**Stairs To Second Floor
Landing**

Bedroom Three

15' 1" x 10' 10" (4.60m x 3.30m)

Bathroom

welcome to

Shepham Lane, Polegate

- Brand New Four Bedroom Detached Family Home
- Two Plots remaining!
- 10 Year New Homes Warranty
- Finished to a high specification throughout
- Off Road Parking

Tenure: Freehold EPC Rating: Exempt

guide price

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLG107230



Property Ref:
PLG107230 - 0002

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