



**Price**  
**£495,000**

**Freehold**

3x  2x  2x 

**Gainsborough Lane,  
Polegate, East Sussex,  
BN26**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



## Main features

- A unique countryside home with exceptional views
- Enviably located within a small development
- Luxury refitted kitchen with Neff appliances
- Benefiting from a garage and an allocated parking space
- Viewing is strongly advised

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 22'0 x 16'5 (6.71m x 5.01m)

Kitchen: 12'0 x 7'1 (3.66m x 2.16m)

Study/Gym: 11'2 x 6'0 (3.41m x 1.83m)

Bedroom 3/Playroom: 11'2 x 9'3 (3.41m x 2.82m)

#### Shower Room

### FIRST FLOOR

#### Landing

Bedroom 1: 19'4 x 12'3 (5.90m x 3.74m)

#### Ensuite Bathroom

#### Utility Room

Bedroom 2: 12'3 x 11'5 (3.74m x 3.48m)

#### Ensuite Cloakroom

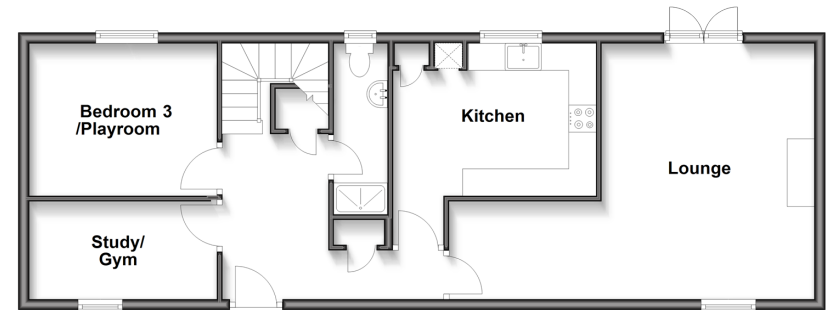
### OUTSIDE

#### Garage & Off-Road Parking

#### Front & Rear Gardens

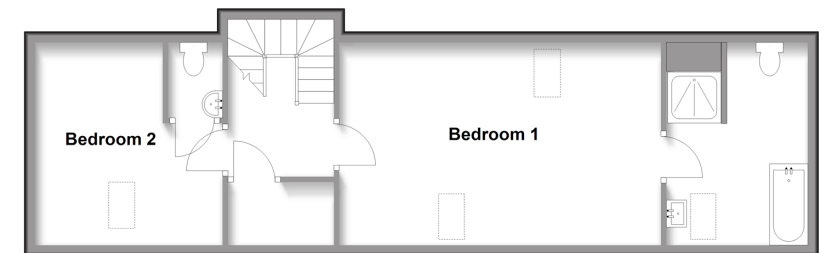
### Ground Floor

Approx. 68.0 sq. metres (731.6 sq. feet)



### First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



**Call Lewes - (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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