

Shepham Lane,Polegate BN26 6LZ

fox & sons

welcome to

Shepham Lane, Polegate

GUIDE PRICE £600,000 - £625,000 Welcome to Shepham Lane, a detached family home boasting over 2000SQFT of living accommodation finished to a high specification.



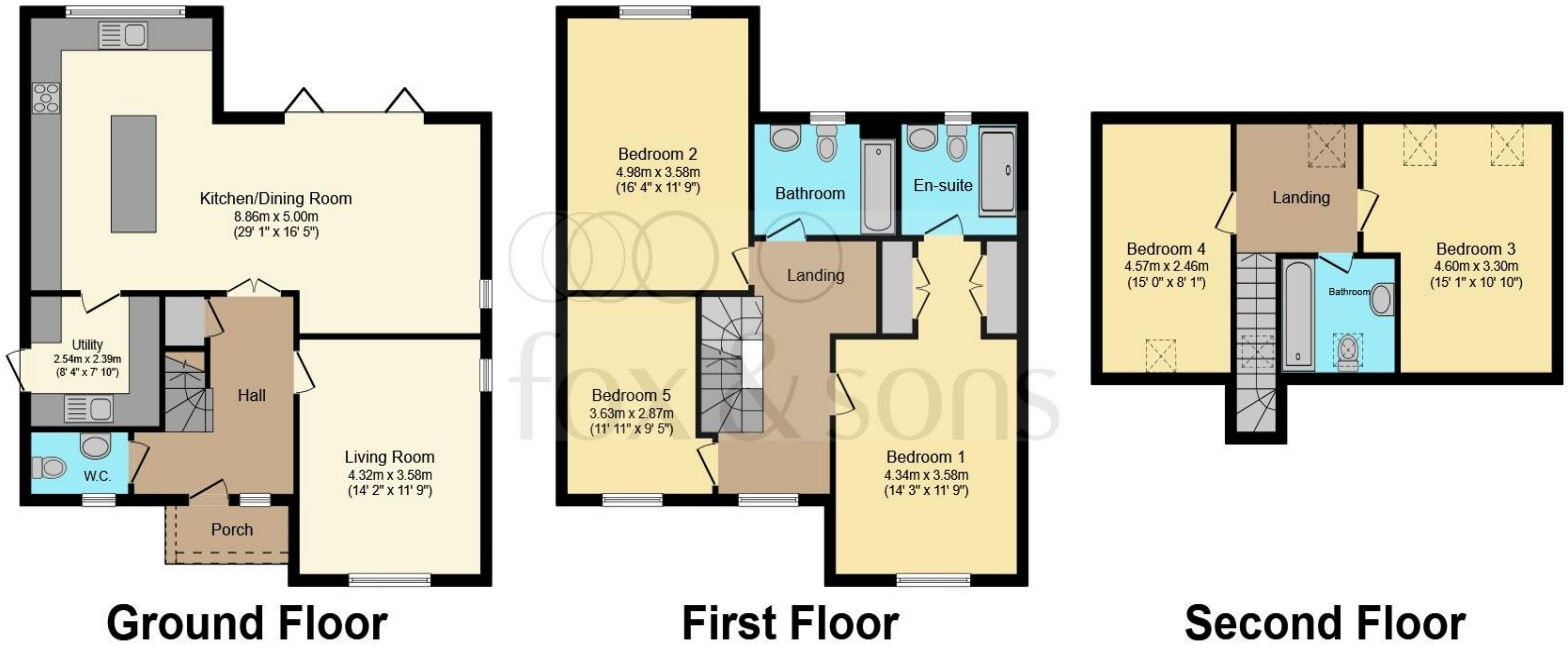












Total floor area 188.9 m² (2,033 sq.ft.) approx

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

Awaiting Photograph

Shepham Lane, Polegate

- GUIDE PRICE £600,000 - £625,000
- Off Road Parking
- Beautifully Finished to a high specification throughout
- 10 Year New Homes Warranty
- please note these images have been virtually dressed for illustrative purposes to demonstrate the intended style and presentation of the development

Tenure: Freehold EPC Rating: Exempt

guide price

£600,000









Please note the marker reflects the postcode not the actual property

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

The Property Ombudsman

Property Ref:
PLG107230 - 0016

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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