



Shepham Lane, Polegate BN26 6LZ

welcome to **Shepham Lane, Polegate**

This is an exciting opportunity to secure one of just four exclusive new homes on the prestigious Shepham Lane development in Polegate.

Situated in a highly sought-after location, these impressive four-bedroom detached family homes have been thoughtfully designed and finished to an exceptional standard throughout. The spacious accommodation includes a contemporary fully fitted kitchen with integrated appliances, a separate utility room, four well-proportioned bedrooms, a study/bedroom five, two family bathrooms, an en-suite shower room, and a convenient ground-floor cloakroom.

Externally, each home benefits from off-road parking, a private rear garden with a porcelain-tiled patio, and quality flooring fitted throughout, allowing you to move straight in and enjoy your new home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

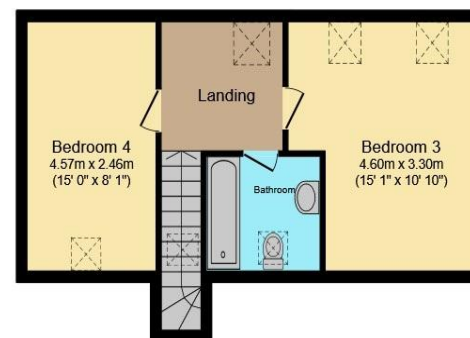




Ground Floor



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

- GUIDE PRICE £625,000 - £650,000
- 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

£625,000



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 - 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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