



**Shepham Lane, Polegate BN26 6LZ**

**welcome to**

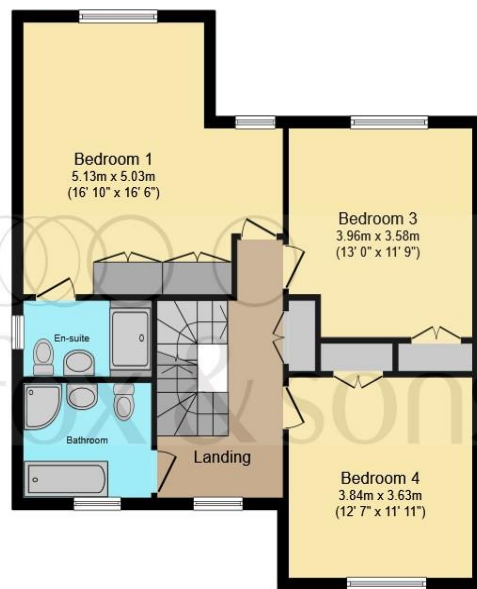
**Shepham Lane, Polegate**

Situated on a brand new gated development, this four bedroom detached family home boasts over 2000SQFT of living accommodation. Finished to a high specification throughout, you could enjoy a brand new home for the new year

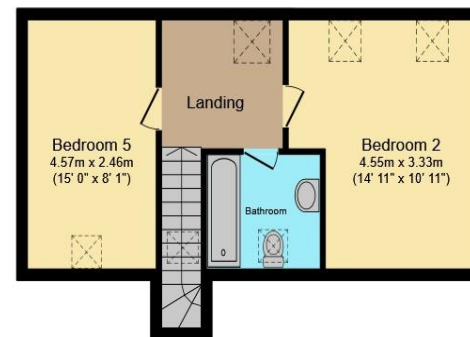




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 189.0 m<sup>2</sup> (2,034 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)

- Entrance Porch**
- Entrance Hall**
- Living Room**
- Cloakroom**
- Kitchen / Dining Room**
- Utility Room**
- Stairs To First Floor Landing**
- Bedroom One**
- En Suite**
- Bedroom Two**
- Bathroom**
- Bedroom Five**
- Stairs To Second Floor Landing**
- Bedroom Three**
- Bathroom**
- Bedroom Four**
- Rear Garden**
- Off Road Parking**

welcome to

## Shepham Lane, Polegate

- Brand New Four Bedroom Detached Family Home
- Garage and driveway
- 10 Year New Homes Warranty
- Finished to a high specification throughout
- Off Road Parking

Tenure: Freehold EPC Rating: Exempt

offers over

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PLG107231](https://fox-and-sons.co.uk/Property/PLG107231)



Property Ref:  
PLG107231 - 0002

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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



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)