



£600,000 - £650,000 guide price

16 East View Fields, Plumpton Green, East Sussex, BN7 3EE

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Overview...

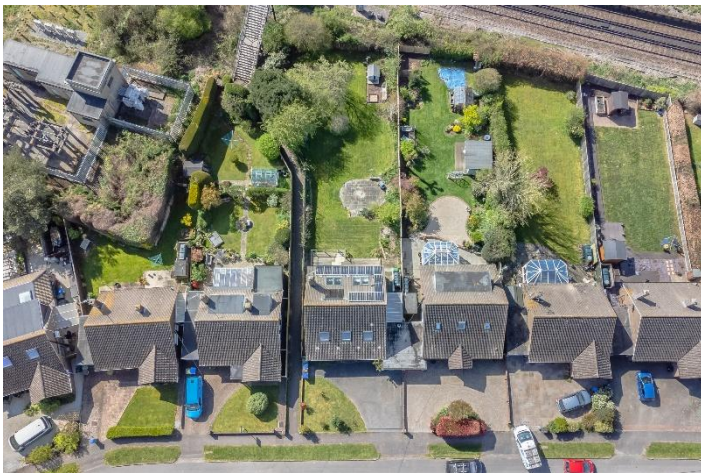
A great opportunity to purchase this well presented 4/5 Bedroom, 2 Bathroom, Detached home in the popular and sought after village of Plumpton.

The 1,800 sq ft home features Solar PV generating electricity and boasts a Modern Kitchen Breakfast Room and 2 Modern Bathrooms. There is a more than generously sized South Facing Garden and the property enjoys wonderful Views of the South Downs National Park and of the 'winning post' for Plumpton Racecourse.

This super property offers flexible and adaptable accommodation with 4/5 generously sized Bedrooms, 2 Bathrooms, and a Modern Kitchen/Breakfast Room. The Sitting Room enjoys views of the garden and features a wood burning stove.

Having Bedrooms and Bathrooms to both the ground floor and the first floor the property offers flexible accommodation. One of the first floor bedrooms also features a modern kitchenette ideal for a lodger or multigenerational living.

Outside the property further benefits from a Garage and a block paved Driveway providing ample off street parking.



The property...

ENTRANCE HALL- An impressive entrance hall with vaulted ceiling and roof window. Modern panelled doors to principal rooms, stairs with wooden hand rail and painted balustrade to first floor.

SITTING ROOM- A particularly light and bright reception room with a glazed door and an almost full width window making the most of the South facing views across the garden. Fireplace with wood burning stove inset. Recessed spotlights.

KITCHEN/BREAKFAST ROOM- A modern contemporary kitchen in a gloss finish and comprising of a range of cupboards and drawers and complimented by lighter coloured worksurfaces. The dual aspect kitchen enjoys views to the front and a door provides access to the outside.

CLOAKROOM- Modern white suite comprising of wc and wash hand basin. window to the side. Half tiled walls.

GROUND FLOOR BATHROOM- Modern suite comprising of a bath with hand held shower attachment and contemporary wash hand basin. Modern tiled walls and floor, heated towel rail and window to the side.

GROUND FLOOR BEDROOM- Measuring a generous 12ft x 14ft the double bedroom enjoys views over the rear garden.

GROUND FLOOR BEDROOM / FURTHER RECEPTION ROOM- A versatile room offering potential use a further Reception Room or Office or even a further Double Bedroom.

FIRST FLOOR LANDING- Modern panelled doors to principal rooms roof window.

SHOWER ROOM- A modern suite comprising of a generously sized shower enclosure with glass door, wc and wash hand basin. tiled surrounds, and roof window.





Property and Outside...

BEDROOM- A generously sized double bedroom with far reaching views that extend over Plumpton racecourse and the South Downs. Fitted wardrobes.

BEDROOM- A comfortable bedroom with roof window to the front.

BEDROOM with Kitchenette- A comfortable double bedroom with wonderful far reaching views of the South Downs. Previously used for lodger accommodation the bedroom features a modern kitchenette with stainless sink.

OUTSIDE

REAR GARDEN- An enviably sized garden of a desirable Southerly aspect. The expansive garden is mostly laid to lawn with a decked terrace and paved patio. Numerous borders well stocked with plants and shrubs and trees adding height and shade. Gated side access and enclosed by fenced boundaries.

DRIVEWAY- Block paved and providing ample off street parking.

GARAGE- Modern roller door, power points and light. **Utility Area** with fitted cupboards with sink.





Location...

East View Fields is a cul de sac mostly comprising of Detached and Semi-Detached homes, located in the heart of the village of Plumpton and within just a 2 min walk of the Mainline Railway Station (source Google Maps). The Station and indeed access to the local countryside is accessible via a pathway and footbridge alongside the property.

Plumpton Village is home to a popular Convenience Shop, a well referred Primary School, a nursery school, The Fountain Public House with two further inns located to the outskirts of the village. There is a childrens playground, historic church and Plumpton Agricultural College is close by. Plumpton is also home to Plumpton Racecourse which hosts a number of race fixtures throughout the year but also family orientated events.

The larger towns of Lewes, Haywards Heath and Burgess Hill are just a short drive, bus journey or train ride away.



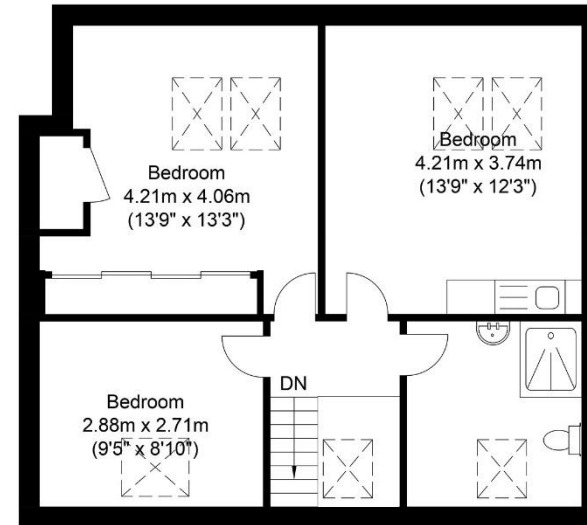
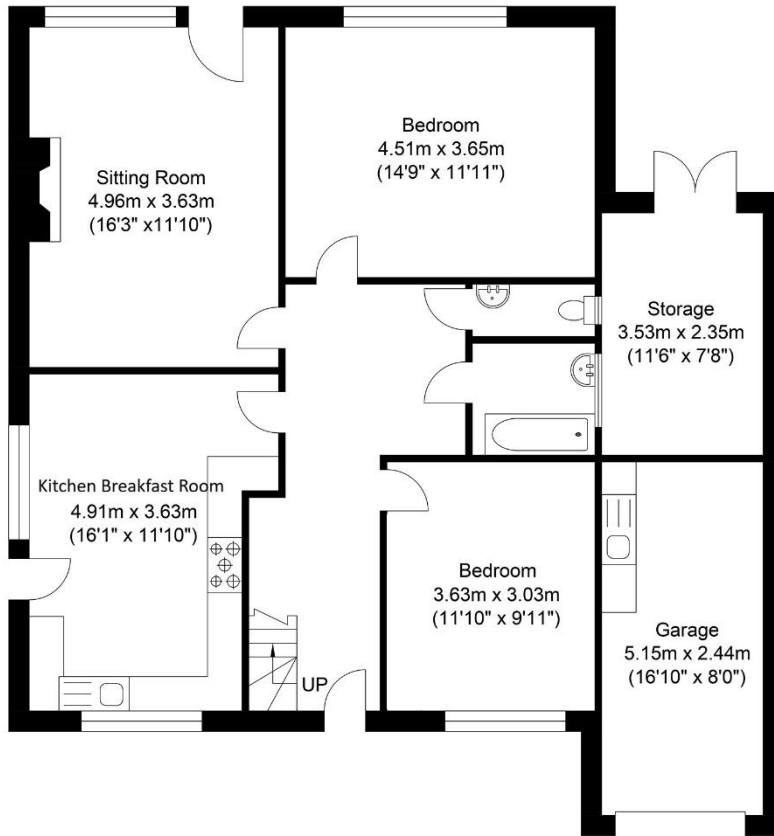
Tenure - Freehold

Oil Fired Central Heating - Double Glazing - Solar PV generating electricity - wood burning stove that can be used to heat the hot water if desired.

EPC Rating - C

Council Tax Band - E

Viewing recommended



Ground Floor
 Approximate Floor Area
 1205.77 sq ft
 (112.02 sq m)

First Floor
 Approximate Floor Area
 588.57 sq ft
 (54.68 sq m)

Approximate Gross Internal Area (Including Garage) = 166.70 sq m / 1794.34 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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