



Spencer
& Leigh

106 Plumpton Lane, Lewes, BN7 3AH

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Guide Price £275,000 - Freehold

- Grade II Listed Cottage
- Two bedrooms
- Set on a large 0.28 acre plot
- Requires some modernisation
- Cash buyers only
- Set in open countryside
- Plumpton Village is just over a mile away
- Private driveway
- Services: Electric heating, Cesspit drainage situated in the neighbours garden with a 50% contribution.
- Internal inspection highly recommended

**For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.
Auction end date and time: Friday 20th June at 12.00 pm- NOW TAKING OFFERS FOR 14 DAYS

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.**

This charming cottage is located in a peaceful area of Plumpton. While it requires modernisation, the property is situated on a spacious plot, with local amenities in Plumpton Village just over a mile away. Parking is available through a private driveway at the front, and the rear offers stunning views of the Downs.



Entrance

Entrance Hallway

Reception Room
16'8 x 14'1

Kitchen/Dining Room
20'4 x 7'2

G/f Bedroom
9'10 x 9'6

G/f Shower Room/WC

Stairs rising to First Floor

Bedroom
17'4 x 10'5

En-suite Cloakroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band LEWES D: £2,755.15 2025/2026

Utilities: Mains Electric. Mains water and Cesspit (drainage situated in the neighbours garden with a 50% contribution.)

Parking: Private Driveway

Grade II Listed Building

Broadband: Standard 14Mbps and Superfast 37Mbps available (OFCOM checker)

Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Lewes
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 74.22 sq m / 798.89 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.