

**STATION ROAD, PLUMPTON GREEN
LEWES, EAST SUSSEX, BN7 3B
£2,600 MONTHLY**



**MODERN AND WELL PRESENTED DETACHED HOUSE | 4 DOUBLE BEDROOMS
| MASTER BEDROOM WITH EN SUITE | SPACIOUS LOUNGE / SITTING ROOM WITH OPEN FIRE
| SEPARATE FORMAL DINING ROOM | FARMHOUSE STYLE FITTED KITCHEN
| MODERN AND STYLISH DECOR THROUGHOUT | SOUGHT AFTER LOCATION IN THE HEART OF THE VILLAGE
| GARAGE AND DRIVEWAY PARKING FOR 2/3 CARS | ONLY AVAILABLE 'UNFURNISHED'**

Henry Adams Lettings in Haywards Heath are delighted to offer this modern and well presented detached, 4 double bedroom, 2 reception room detached house, situated in a highly sought after location in the heart of the pretty village of Plumpton Green within close proximity to Plumpton Train Station. EPC Rating: D.

The accommodation briefly comprises a spacious and welcoming entrance hall with stylish and modern flooring throughout, a well proportioned farmhouse style kitchen which is fully fitted with butler sink and oak worktop, including integrated appliances, electric range cooker, and a freestanding fridge-freezer. This room is complete with an area for a dining table and chairs, and high-height plantation shutters. There is a separate utility room with a butler sink, a washing machine and storage units and a ground floor cloakroom is adjacent to this room. There is a versatile reception room overlooking the front garden which could be used as a dining room or a home office/study or playroom. The spacious living room is situated at the rear of the property with a wood burning stove and French doors looking out over the enclosed rear garden and patio/seating area.

Upstairs the property boasts a bright and airy centrally located landing area, a built in airing/linen cupboard, a spacious master bedroom with fitted wardrobes and views over the rear garden, with an adjoining en suite shower room. There are a further three well proportioned double bedrooms, two of which also boast built in wardrobes/storage. A well presented family bathroom serves bedrooms two, three and four.

Outside the property benefits from an adjoining single garage with up/over door, power/light and door at the rear leading to the rear garden. There is also driveway parking for two or three cars.

The rear garden is a generous size and laid predominantly to lawn, with a selection of established shrubs/plants, pathway to one side and a patio/seating area accessed from the main lounge/sitting room. There is secure gated access to both sides of the property.

The property benefits from double glazing, oil fired central heating and is only available 'Unfurnished'. Council Tax Band F.

Material Information

Type of Property - Detached house

Construction - Brick Built/Pitched Roof

Rooms - See Description for Measurements.

Utility Information - Electricity, Oil, & Fresh Water supplied by South East Water

Sewerage - Mains drainage (South East Water)

Heating - Oil Heating

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - None known to agent

Rights and Easements - None known to agent

Flood Risk - Very low risk

Coastal Erosion - Low Risk

Planning Permission or Proposal for development (Local authority postcode search) - Planning applications nearby please see local authority website for further information.

Property accessibility/adaptations - Flat access, 1 Step into front door entrance. Ground floor reception room available to use as a bedroom and a downstairs cloakroom.

Coalfield or mining area - TBC

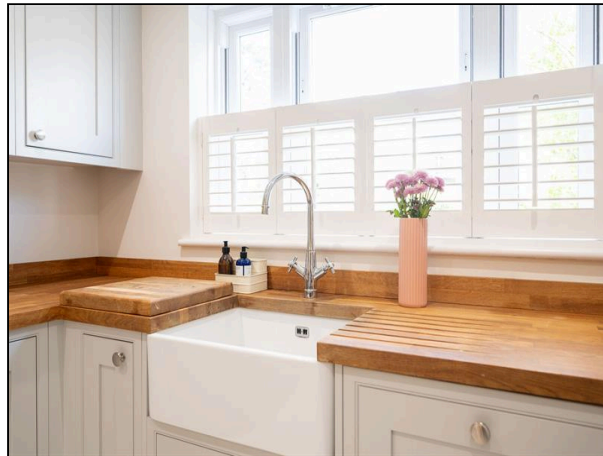
Parking - Driveway

Entrance Hall

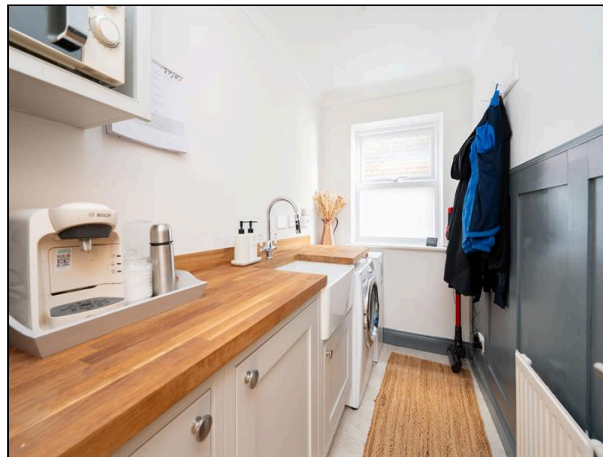
A spacious and welcoming entrance hall with stylish and modern flooring throughout.

Kitchen

A well proportioned kitchen situated towards the front of the property complete with various appliances and a good selection of high and low level cupboards/units.

**Utility Room**

Adjoining utility/boot room with stainless steel sink, plumbing for washing machine/tumble dryer and door leading out to the side of the property.



Lounge / Sitting Room

A spacious, bright and airy open plan lounge/sitting room, complete with open fire and double doors opening out to the rear garden/patio area.

**Dining Room/Home Office**

A separate formal dining room overlooking the front garden. This room can also be used as a home office or hobby room.

**Cloakroom / WC**

A stylish and well presented ground floor cloakroom/wc.

Landing

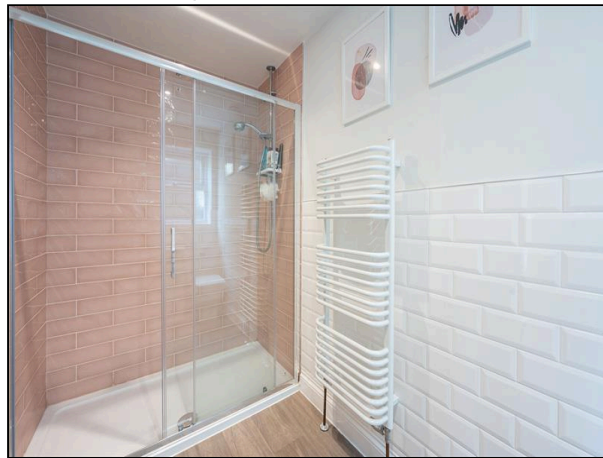
Spacious bright and airy centrally located landing area, built in airing/linen cupboard.

Main Bedroom

Spacious main bedroom with fitted wardrobes and views over the rear garden and beyond.

**En Suite To Main Bedroom**

En Suite shower room to main bedroom which features pastel pink metro tiles to the double shower enclosure, a pedestal wash basin and low level wc, and is complete with heated towel rail.

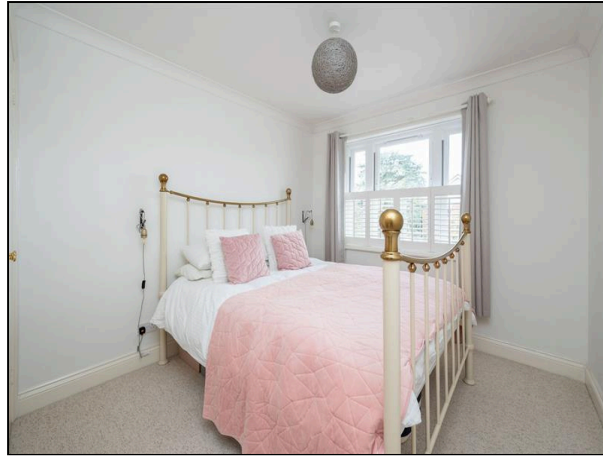
**Bedroom Two**

Well proportioned double bedroom with views over the front of the property.



Bedroom Three

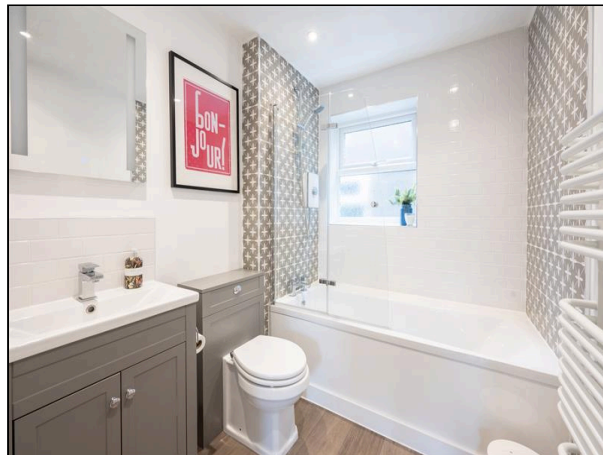
Double bedroom with built in wardrobes and views towards the front of the property.

**Bedroom Four**

Double bedroom with built in wardrobe/storage and views over the rear garden and beyond.

**Family Bathroom**

A well presented family bathroom serves bedrooms two, three and four.



Garden

The rear garden is a generous size and laid predominantly to lawn, with a selection of established shrubs/plants, pathway to one side and a patio/seating area accessed from the main lounge/sitting room. There is secure gated access to both sides of the property.

**Garage**

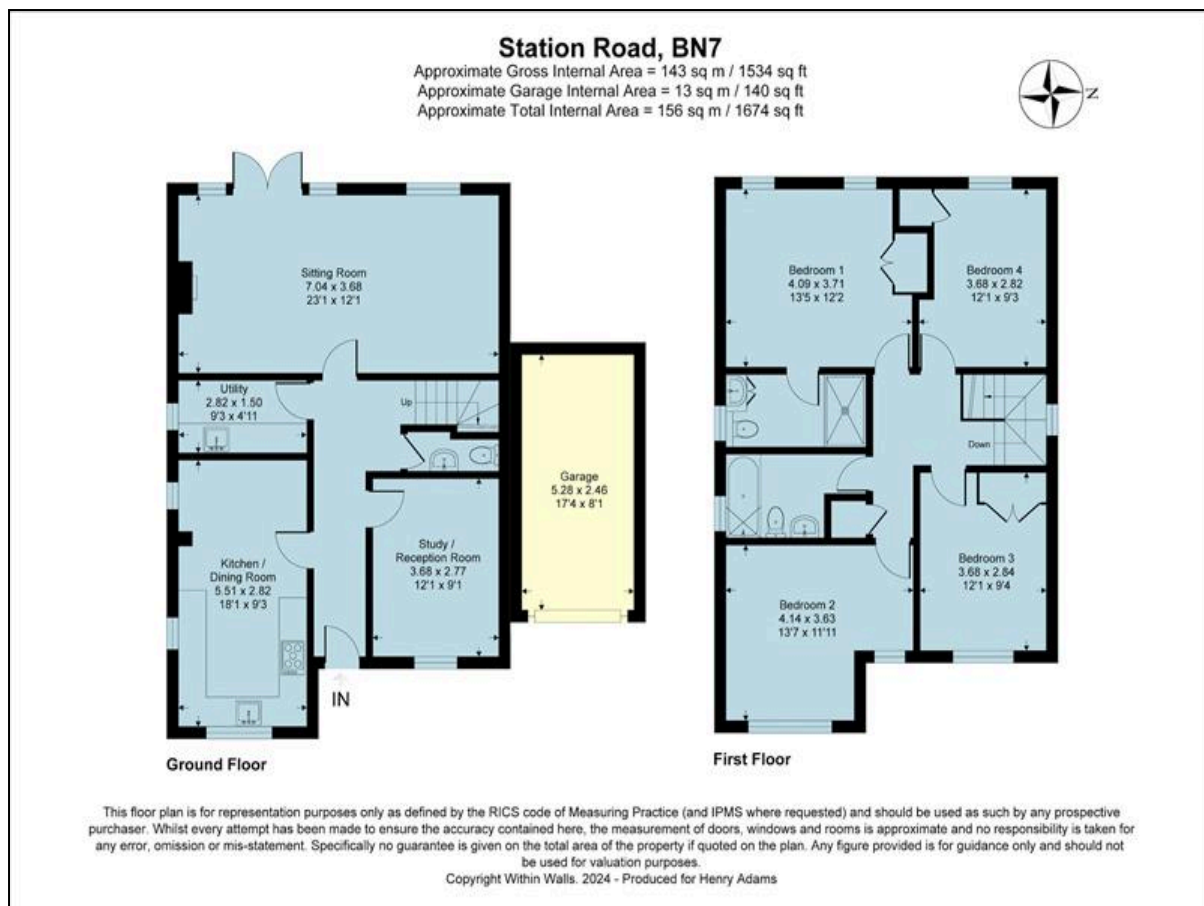
Outside the property benefits from an adjoining single garage with up/over door, power/light and door at the rear leading to the rear garden. There is also driveway parking for two or three cars.

Driveway Parking

Driveway parking for two or three cars.

**Oil Central Heating****Double Glazing**

Floor Plan



Important Notice

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

For more information or to view this property please contact
Henry Adams
1 Park Parade, Haywards Heath
West Sussex, RH16 4LX
(Phone) 01444 450528 (Email) haywardsheathlettings@henryadams.co.uk

The quoted monthly rent does not include the deposit or other charges that might apply. For more details on our renting process, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

Energy performance certificate (EPC)

Station Road Plumpton Green LEWES BN7 3BS	Energy rating	Valid until:	16 April 2034
	D	Certificate number:	1234-8024-4300-0643-7296

Property type	Detached house
Total floor area	139 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Details correct: 3rd June 2025

Ref: 222795