



Rectory Meadows Station Road, Plumpton Green Lewes BN7 3BU



welcome to

**Rectory Meadows Station Road,
Plumpton Green Lewes**

- Fully integrated appliances to include a 4-ring induction hob, extractor, double oven with grill, fridge/freezer, washer dryer and dishwasher
- Air source heat pump via rads to ground and first floor with thermostat control. Hot water controlled via Hot Water Cylinder
- handleless kitchen equipped with a comprehensive range of wall and floor units with laminate worktops, up stand and splash back.
- External lighting provided to all external doors
- Karndean flooring fitted to the kitchen, hallway, cloakroom, bathroom and en suite.

Tenure: Freehold EPC Rating: Exempt

****20TH SEPTEMBER OPEN WEEKEND- BRAND NEW SHOW HOME NOW OPEN!! !***STAMP DUTY INCENTIVE*** The Upperberry - A luxury five bedroom detached home with integrated appliances, four bathrooms, three reception rooms, a spacious kitchen/dining/family room and double garage. Located in a sought after location.



view this property online fox-and-sons.co.uk/Property/LEW106393



Property Ref:
LEW106393 - 0002

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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