



68 East View Fields
Plumpton Green. BN7 3EF



Mark Revill & Co

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£425,000

This attractive semi detached house has a large garage/workshop and enjoys the benefit of extensive solar panels generating free domestic electricity and tax free income from the feed-in tariff. The house is in need of redecoration although, it has double glazing and electric heating and comprises 3 bedrooms (2 double), bathroom, a large L shaped living/dining room with feature multi-fuel burner and a fitted kitchen complete with oven and hob. The rear garden has a favoured south easterly aspect and extends to about 38 feet in length arranged with lawn, 2 raised kitchen garden planters and a greenhouse with access to a large L shaped garage/workshop approached by a private drive.

Situated in this delightful village location just a short walk to a good local shop, pub, community hall, primary school and a railway station offering an excellent service to London (Victoria 1 hour). Plumpton racecourse lies to the south of the village whilst Haywards Heath is approximately 6 miles to the north, Burgess Hill 5.1 miles to the west and Lewes 6.6 miles to the south, all of which offer a wide range of shops, leisure facilities and well regarded schools. The South Downs National Park lies close at hand offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Entrance Lobby Attractive double glazed panelled front door and double glazed screen. Electric meters, solar panel controls, isolator and battery meter.

L Shaped Living and Dining Room 21'8" x 8' (6.63m x 2.45m) Feature cast iron multi-fuel burning stove on large slate hearth. TV aerial point. Large double glazed window. Radiator. Wide opening to: **Dining Area** with radiator. Double glazed casement doors to rear garden. Natural timber floor.

Kitchen 9'5" x 9'4" (2.89m x 2.87m) Inset stainless steel bowl and a half sink with mixer tap, adjacent timber work surfaces, cupboards, drawers and appliance space with plumbing for washing machine under. Wall cupboard. Built-in AEG brushed steel **electric oven**, fitted **4 ring induction hob** with AEG brushed steel filter hood over, further wall cupboard. Space for upright fridge/freezer. Shelved recess. Double glazed window. Natural timber floor.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space. Built-in airing cupboard housing Santon electric flow boiler and slimline hot water cylinder. Good size storage cupboard. Double glazed window.

Bedroom 1 10'3" x 10'1" (3.14m x 3.08m) 2 built-in double wardrobes with cupboards over. Double glazed window. Radiator.

Bedroom 2 11'4" x 9'4" (3.48m x 2.86m) Double glazed window. Radiator.

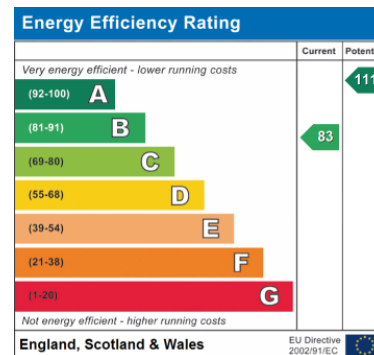
Bedroom 3 7'5" x 6'11" (2.26m x 2.13m) Double glazed window. Radiator.

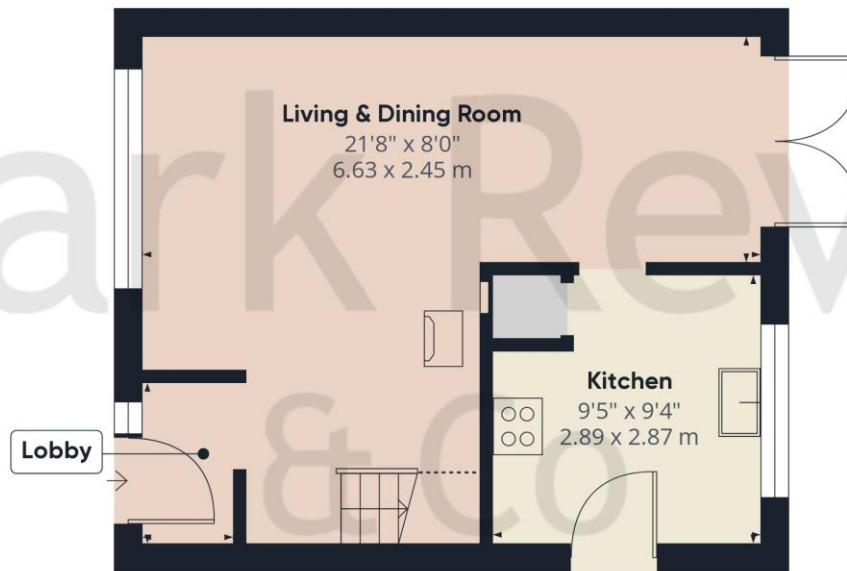
Bathroom White suite comprising bath with independent shower over, basin with mixer tap, cupboard beneath, low level wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Decorative tiled floor.

OUTSIDE

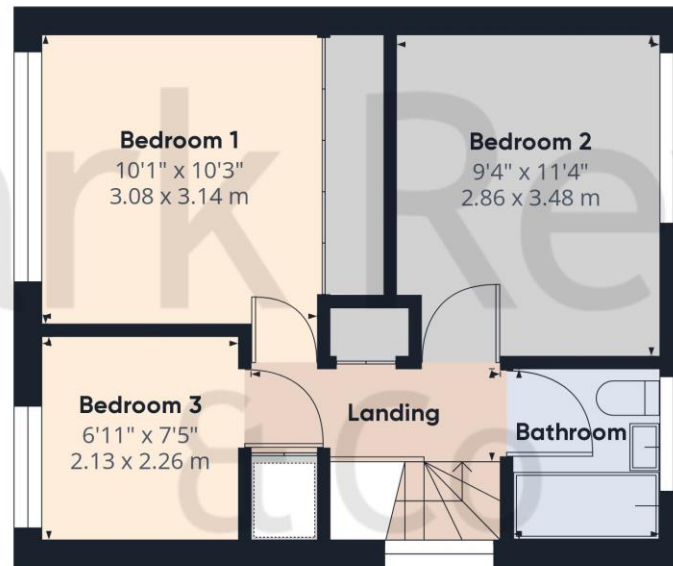
Large Detached Workshop/Garage 27'6" x 14'4" (8.38m x 4.37m) Light and power points. Located at the rear.

South East Facing Rear Garden About 38 feet (11.58m) in length. Slate filled area adjacent to the house with 2 timber built soft fruit and vegetable planters. Large **greenhouse**. Area of lawn with established shrubs and fruit trees. The garden is fully enclosed by timber fencing.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

734.53 ft²
68.24 m²

Reduced headroom

12.27 ft²
1.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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