



£345,000 guide price

Flat 1 Wyvern House, Station Road, Plumpton Green, East Sussex, BN7 3DP

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The property...

A super two bedroom ground floor garden flat, presented in great order throughout with garage and lovely front and rear gardens.

Situated in the heart of this sought after village within easy reach of local amenities, this wonderful home boasts light and airy accommodation with direct garden access and garage nearby.

ACCOMMODATION

ENTRANCE HALL- Double glazed front door, fitted hall cupboard with sliding doors, laminated flooring.

SITTING ROOM- A lovely bright southeast facing room with dual aspect double glazed windows, laminated flooring, open to-

KITCHEN- A super galley style kitchen, refitted with a comprehensive range of soft grey wall and base cupboards and solid wood worktops, sink with adjacent mixer tap, attractive tiled splash areas, ceramic hob with stainless steel chimney style cooker hood over, matching double oven, integrated fridge/freezer and washing machine, double glazed window with matching double glazed door opening onto the rear garden.

BEDROOM- A good size double with side aspect double glazed window, range of fitted wardrobes.

BEDROOM- a bright room with dual aspect double glazed windows , currently used as a dining room.

SHOWER ROOM- Refitted with a contemporary white suite comprising a double walk-in shower cubicle with attractive splash panels, built-in unit housing wash hand basin with cupboard below and low level W.C. with concealed cistern, eye level cupboards with mirrored doors, heated towel rail.





Outside...

OUTSIDE

FRONT GARDEN- A lovely enclosed garden, mainly laid to lawn with low level brick retaining wall and pathway leading to the front door.

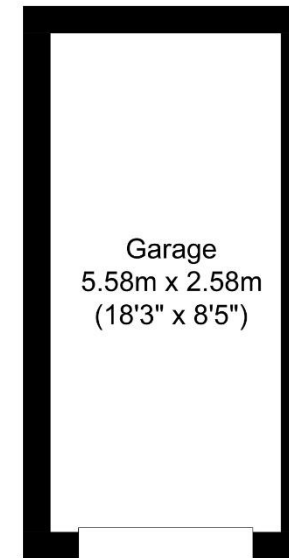
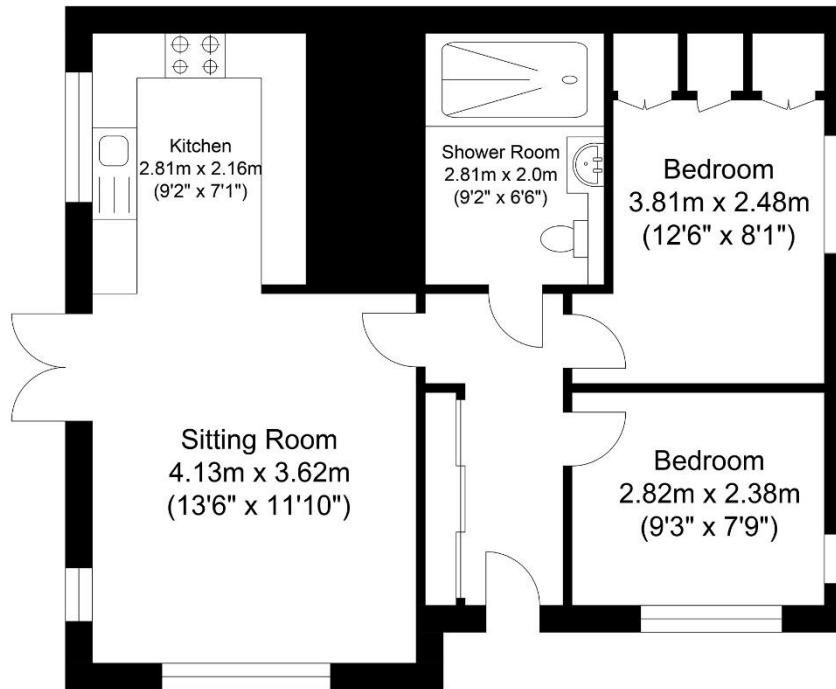
REAR GARDEN- A super private garden with direct access from the kitchen/sitting room. This is mainly laid to lawn with areas of patio and raised beds, enclosed by fencing with gated side access and outside tap.



Leasehold- 999yrs from 01/01/2015
Ground Rent- Peppercorn

Oil fired central heating
Double glazing
EPC Band- B (expired)
Council Tax Band- C

**For further enquiries or to arrange a viewing,
please contact the office on 01273 407929**



Ground Floor
Approximate Floor Area
588.24 sq ft
(54.65 sq m)

Garage
Approximate Floor Area
155.0 sq ft
(14.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 54.65 sq m / 588.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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