



50 East View Fields
Plumpton Green, BN7 3EF

 Mark Reville & Co

50 East View Fields, Plumpton Green, BN7 3EF Offers in Excess of £625,000 Freehold

Set in the highly sought after village of Plumpton Green, this spacious three bedroom detached bungalow is being sold with **planning permission having been granted to create a 5 bedroom, 4 bathroom (200sqm) chalet house** (plans available by request). The property occupies a large corner position with private rear garden of approximately 0.2 acres. The accommodation comprises; an entrance porch leading into the hallway with useful storage, a bright dual-aspect living room featuring a working fireplace, and a generous kitchen/dining room fitted with a range of units and providing access to a separate utility area. There are three bedrooms, including a principal bedroom with built-in wardrobes, alongside a shower room. A conservatory to the rear offers additional living space with direct access to the garden. Further benefits include partial double glazing, LPG heating and solar panels. There are also two versatile loft rooms, ideal for storage or hobby use, with permission having been granted to convert into additional living accommodation. The property also benefits from a double garage, again offering scope for conversion (STPP). Externally, a private driveway provides ample off-road parking. The impressive rear garden enjoys views towards the South Downs and features patio areas, a lawn, a pond with surrounding track, greenhouses, a workshop, carport, and additional sheds creating a unique and tranquil outdoor setting. Replacement boundary fencing and a vehicle access gate have also been installed. This property further offers potential for a complete redevelopment scheme, subject to the necessary planning permissions (STPP). Viewing is highly recommended to fully appreciate the size of the plot, overall potential, and desirable location.

East View Fields is situated just off Station Road in the heart of Plumpton Green, a popular village offering a local shop, primary school, traditional inns, and a mainline railway station providing direct services to London Victoria in approximately 55 minutes. The village is surrounded by picturesque countryside, with Plumpton Racecourse located just to the south, as well as numerous footpaths and bridleways ideal for walking and riding. The nearby towns of Haywards Heath (approximately 5 miles), Lewes (6.5 miles), and Burgess Hill (4.5 miles) provide a wider range of shopping, dining, and leisure facilities, making this an ideal location for those seeking a balance between village living and convenient access to larger town amenities.







Ground Floor Building 1

Approximate total area⁽¹⁾
1370 ft²
127.2 m²



Ground Floor Building 2

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 64 |
| (39-54) | E | | |
| (21-38) | F | 33 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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