



Chapel Road, Plumpton, East Sussex, BN7 3DD
Asking Price £495,000

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A three bedroom semi-detached house backing directly onto fields, located in a cul de sac.

The Property

The property has been tastefully modernized and has the benefit of solar panels and electric heating. The entrance porch leads into the entrance hall and then opens into the lounge - which has a dual-fuel wood burning stove. The kitchen/breakfast room has a built-in Neff oven and grill, integrated dishwasher, hob, fridge, 1 ½ bowl sink unit, tiled floor and a window overlooking the garden and fields beyond. The conservatory has a lantern roof, heating and sliding doors from the kitchen and then out into the garden. On the first floor is a loft hatch with a fixed ladder. The contemporary bathroom has a large shower with glazed screen, concealed w/c, wash hand basin and fully tiled walls. Bedroom 1 has two fitted wardrobes and bedroom 2 is to the rear with views across the adjoining farmland. Bedroom 3 is at the front with a built-in bed.

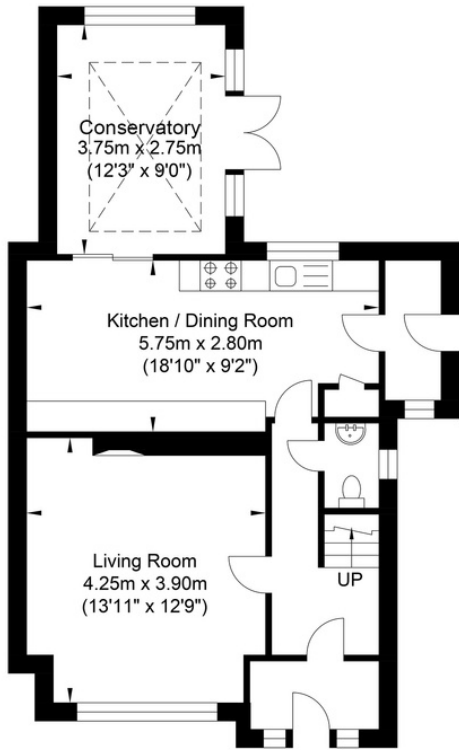
Outside is a workshop with work bench, light and power and further garden shed. The garden to the side allows scope to extend the property subject to PP and the rear garden is lawned with a seating area and adjoins the farmland a low fence. There is ample parking to the front.

The Location

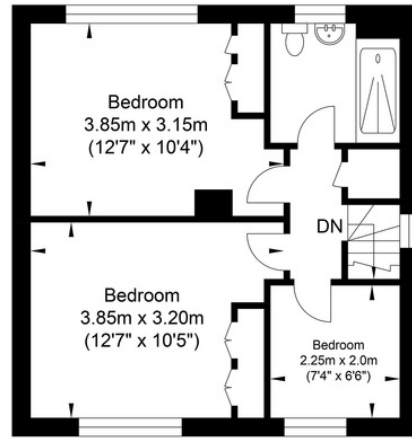
Plumpton is nestled in the East Sussex countryside and is a vibrant village with good amenities and a choice of village pubs church, school and a village shop. There is also the railway station with trains to London and it is well known for Plumpton race course - bringing people from further afield. Lewes is 5 miles away...



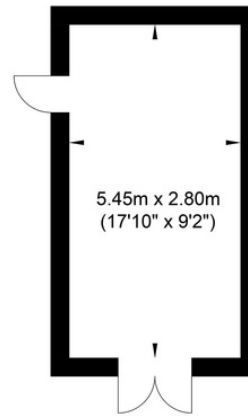
Chapel Road, Plumpton Green



Ground Floor
Approximate Floor Area
582.75 sq ft
(54.14 sq m)



First Floor
Approximate Floor Area
418.50 sq ft
(38.88 sq m)



Garage
Approximate Floor Area
164.25 sq ft
(15.26 sq m)



Approximate Gross Internal Area = 108.28 sq m / 1165.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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