



3 Wells Close

Plumpton Green, East Sussex. BN7 3DA



Mark Revill & Co

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Plumpton Green, East Sussex. BN7 3DA

£365,000

This attractive semi detached house offers excellent scope for improvement and extension or enlargement subject to obtaining the usual planning consents. The house has the benefit of oil central heating and some double glazing and incorporates 2 first floor bedrooms, bathroom, good size living room, dining room/bedroom 3, kitchen and downstairs shower/utility room. There is a detached garage approached by a long block paved private drive offering parking for 2-3 vehicles and the house enjoys attractive established gardens to the front and rear planted with a variety of mature shrubs, small trees and hedges.

Situated in this popular cul-de-sac in the sought after village of Plumpton located just a short walk to a good local shop, inn, village hall, primary school and a railway station providing an excellent service to London (Victoria 1 hour). Plumpton Racecourse lies on the south side of the village whilst Haywards Heath is 5.8 miles to the north, Burgess Hill 4.7 miles to the west and Lewes 6.6 miles to the south, all of which offer a wide range of shops, leisure facilities, array of restaurants and well regarded schools. The South Downs are close by



offering a beautiful natural venue for countryside walks, the cosmopolitan city of Brighton and the coast is 13.5 miles to the south and Gatwick Airport is about 19 miles to the north.

GROUND FLOOR

Entrance Lobby Glazed panelled front door. Range of open book shelving. Door to:

Living Room 16'2" x 13'3" (4.93m x 4.04m) TV aerial point. Double glazed window. Radiator.

Rear Hall Understairs recess. Radiator. Glazed panelled door to outside. Stairs to first floor.

Dining Room/Bedroom 3 11'10" x 9'7" (3.61m x 2.92m) narrowing to 9'7" (2.92m) Secondary double glazed window. Radiator.

Shower/Utility Room Fully tiled glazed shower, basin and wc. Worktop with plumbing for washing machine under.

Kitchen/Breakfast Room 11'6" x 6' (3.51m x 1.83m) Stainless steel sink with cupboards and drawer under, adjacent worktop, cupboard and drawers under. Oil fired boiler. Appliance space. Range of wall cupboards, fitted shelving with further cupboards over. Larder cupboard. Double glazed window.

FIRST FLOOR

Landing Built-in wardrobe and shelved cupboard. Door to **large eaves storage area**.

Bedroom 1 12' x 10'10" (3.66m x 3.30m) Walk-in wardrobe/storage cupboard (5'10" in depth). Double glazed window. Radiator.

Bedroom 2 9'10" x 6'10" (3.00m x 2.08m) plus recess. Double glazed window.

Bathroom Suite comprising bath, basin and wc. Heated chromium towel warmer/radiator. Built-in slatted shelved airing cupboard housing lagged hot water cylinder. Double glazed window. Part tiled walls.

OUTSIDE

Detached Garage 17'11" x 9'2" (5.46m x 2.79m) Up and over door. Oil storage tank. Rear door.

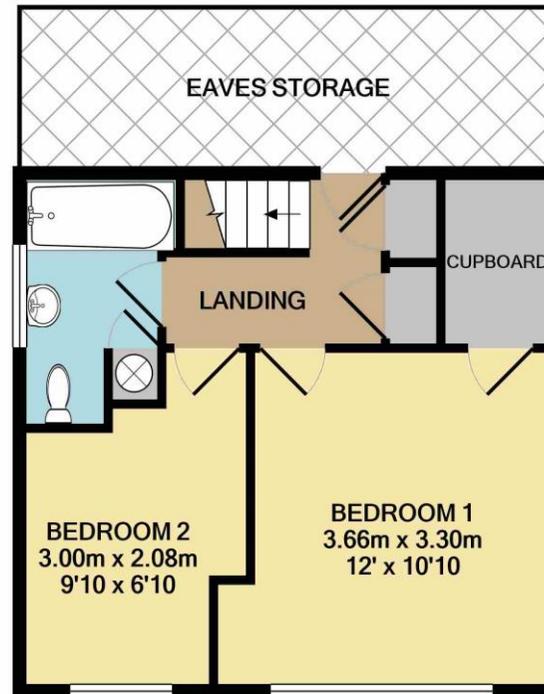
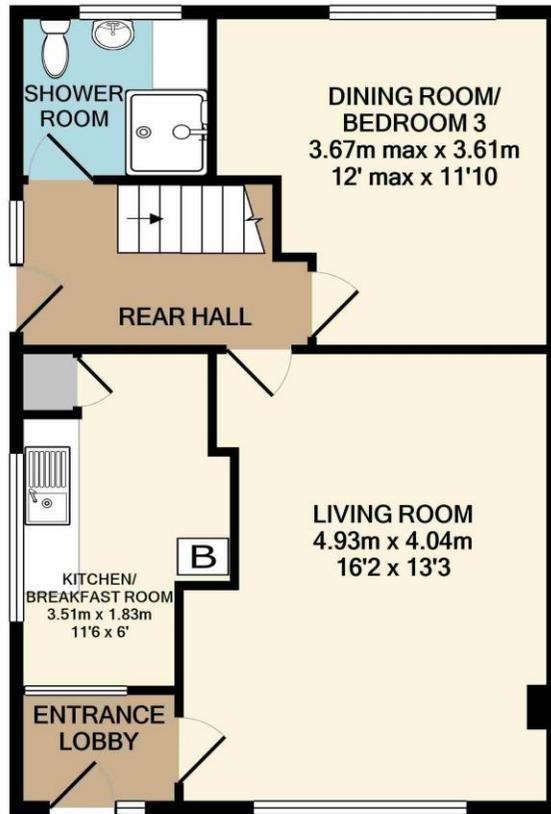
Private Block Paved Drive Offering parking for 2-3 vehicles. Wrought iron entrance gates.

Front Garden Laid to lawn with borders planted with established shrubs and small trees including evergreens, bay and camellia, further bed adjacent to the drive with outside tap.

Rear Garden About 27 feet (8.23m) in length x 36 feet (10.97m) in width. Arranged with central block paved sun terrace surrounded by lawn planted with mature red robin, rhododendron, wisteria and laurel hedge to rear boundary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 81.8 SQ.M. (880 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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