



22 West Gate

Plumpton Green, East Sussex, BN7 3BQ



Mark Revill & Co

22 West Gate Plumpton Green, East Sussex. BN7 3BQ

£550,000

This most attractive detached house built in 1996 by Hillreed Homes offers bright, spacious and well designed accommodation and enjoys a secluded position and a favoured southerly aspect. This excellent home has been thoughtfully extended to create a large open plan L shaped living and dining room and in addition there is a triple aspect sitting room with inglenook, a comprehensively fitted kitchen complete with appliances, utility room, 4 bedrooms (2 double), en suite shower room to the main bedroom and a family bathroom. The property has the benefit of oil central heating, double glazing and solar panels (producing a tax free income from the feed in tariff plus free electricity generated), there is an attached garage approached by a wide block paved drive offering parking for 3 vehicles with adjacent workshop/study and the most attractive rear gardens enjoy a favoured southerly aspect backing onto a nature reserve.

Situated in a quiet cul-de-sac in this sought after village location 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 race course lies to 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 National Park is 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

Fully Enclosed Entrance Porch Part glazed panelled door. Tiled floor. Shelf. Part glazed panelled front door to:

Hall Understairs cupboard. Radiator. Double glazed window. Karndean flooring.

Cloakroom Close coupled wc, counter mounted basin with cupboard beneath. Extractor fan. Radiator with decorative cover. Fully tiled walls. Oak flooring.

Sitting Room 16'1" x 13'2" (4.90m x 4.01m) A fine triple aspect room with feature red brick inglenook, brick hearth and most attractive wood burner. 3 double glazed windows. 2 radiators with decorative covers, decorative coved ceiling.

L Shaped Living and Dining Room 23' x 15'10" (7.01m x 4.83m) narrowing to 11'3" (3.43m)

Dining Area 11'3" x 10' (3.43m x 3.05m) Range of recessed fitted cupboards with book/display shelving over. Radiator with decorative cover. Ceiling downlighters. Wide opening to:

Living Room 15'12" x 12'6" (4.88m x 3.81m) A fine double aspect room enjoying a lovely outlook over the rear garden. Corner tiled recess with most attractive LPG stove on quarry tiled hearth and painted timber mantle. TV aerial point. Radiator with decorative cover. Ceiling downlighters. Double glazed window and 2 double glazed sliding doors to rear garden. Door to:

Workshop/Study 14' x 7'6" (4.27m x 2.29m) Fitted work/desk top, cupboards and drawers under. Range of wall cupboards and large tall storage cupboard. Further cupboard housing oil boiler. Double glazed window. Lobby with door to garage.

Kitchen/Breakfast Room 14'8" x 9'6" (4.47m x 2.90m) Comprehensively fitted with an attractive range of cream coloured units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards and drawers beneath. Fitted AEG **4 ring induction hob**, brushed steel extractor hood over flanked by wall cupboards. Built-in Blomberg brushed steel **electric double oven**, cupboard under and over. Integrated AEG **fridge** and **freezer**, adjacent tall larder unit, cupboard over. Fitted dresser unit with base level cupboard and glazed cabinet over. Double glazed window. Radiator. Part tiled walls. Tiled effect Karndean flooring.

Utility Room 6'8" x 6' (2.03m x 1.83m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboard and appliance space with vent for tumble dryer under. Plumbing for washing machine and dishwasher. Range of wall cupboards. Part tiled walls. Tiled floor. Double glazed door to outside.

FIRST FLOOR

Landing Approached by staircase with contemporary glass balustrade. Hatch to loft space. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. 2 double glazed windows. Radiator.

Bedroom 1 16'2" x 9'9" (4.93m x 2.97m) plus deep door recess. Double aspect. 2 fitted double wardrobes with cupboards over. 2 further built-in double wardrobes in door recess. 3 double glazed windows. Radiator.

En Suite Shower Room White suite comprising large fully tiled and glazed shower with Aqualisa fitment, basin with single lever mixer tap, cupboard beneath, corner close coupled wc. Base level cupboard. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Bamboo flooring.

Bedroom 2 10'9" x 9'8" (3.28m x 2.95m) Double glazed window. Radiator.

Bedroom 3 9'8" x 8'8" (2.95m x 2.64m) Double glazed window. Radiator.

Bedroom 4 9'8" x 6'5" (2.95m x 1.96m) Built-in wardrobe. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap and shower attachment, wc with concealed cistern, basin with single lever mixer tap, cupboard beneath. Extractor fan. Small strip light/shaver point. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Wood effect Karndean flooring.

OUTSIDE

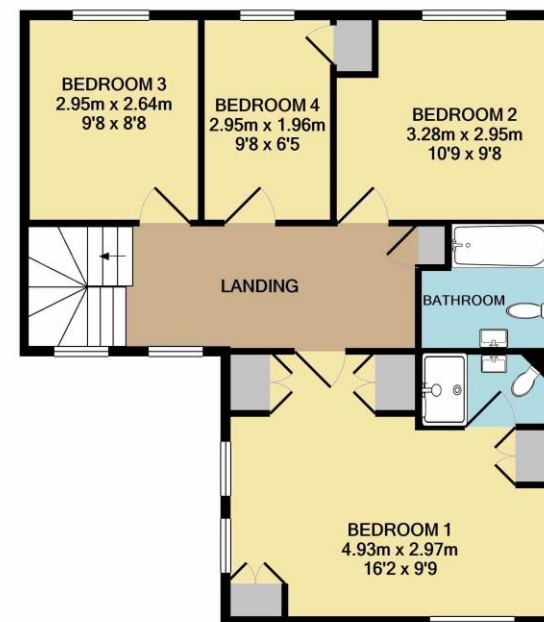
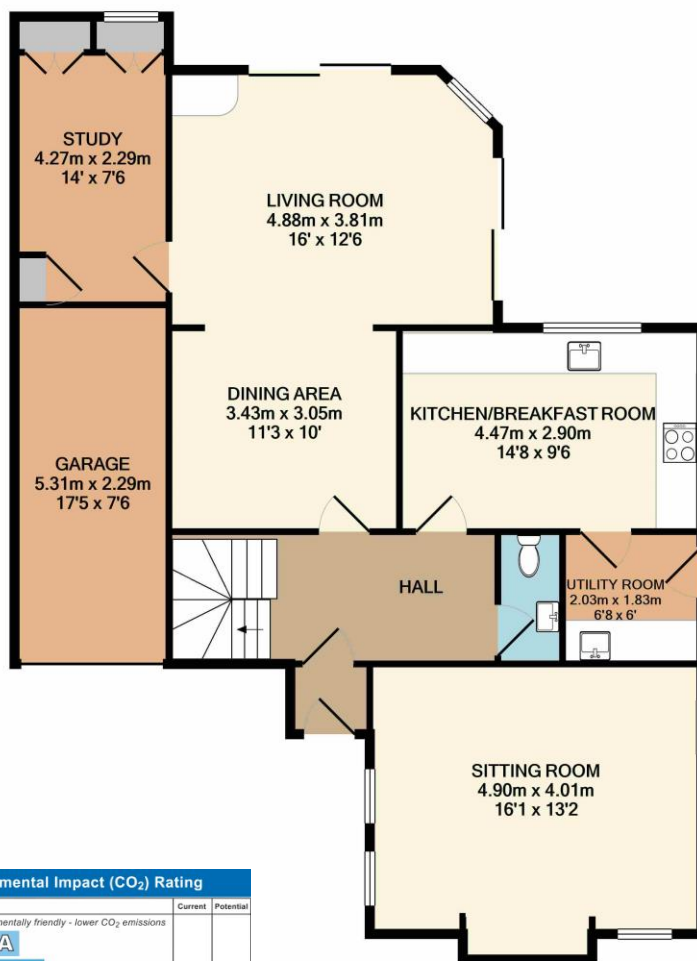
Attached Garage 17'5" x 7'6" (5.31m x 2.29m) Part glazed folding doors. Light and power points. Deep shelved recess. Door to workshop/study.

Private Block Paved Drive Offering parking for 3 vehicles.

Front Garden Deep herbaceous bed with timber sleeper walling containing a variety of shrubs and small trees including bamboo, evergreen, hollies and specimen tree.

Delightful South Facing Rear Garden About 34 feet (10.36m) in length plus recessed patio. Arranged with a mixture of brick and paved pathways with shaped herbaceous beds, area of artificial lawn, deep borders containing a wide variety of plants, shrubs and small trees, raised timber flower planters, fish pool with fountain. **Timber summer house** and lean to shelter. Timber trellis and seating area with climbing rose. Sheltered paved patio with timber and rope arbour. Paved side accesses with gates to front.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

GROUND FLOOR
APPROX. FLOOR
AREA 101.2 SQ.M.
(1089 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 58.9 SQ.M.
(634 SQ.FT.)
TOTAL APPROX. FLOOR AREA 160.1 SQ.M. (1723 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.
Made with Metropix ©2020

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

