



## 6 Cox's Cottages

Station Road, Plumpton Green, East Sussex. BN7 3BZ



Mark Revill & Co

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Guide Price £475,000

This most attractive bay fronted end of terrace Victorian house of character is in need of modernisation and redecoration offering an excellent opportunity for those wishing to remodel a home to their own taste and specification. The property retains several features of the era including sash windows, panelled internal doors and decorative cast iron fireplaces. The accommodation has the benefit of oil fired central heating and incorporates 3 good size bedrooms, bathroom, separate wc, a fine sitting room with bay window and fireplace, a good size kitchen with dining room and a garden room. The most attractive garden extends to about 68 feet in length, arranged as lawn with deep herbaceous beds with a paved sun terrace at the far end and there is parking at the rear offering space for 2 vehicles.

Situated in this popular Sussex village just a short walk to a good local shop, 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 the county town of 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 walking, 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

**Hall** Panelled front door. Good size coats/store cupboard, understairs cupboard. Telephone point. Radiator. Stairs with decorative balustrade to first floor.

**Cloakroom** Close coupled wc and basin with tiled splashback. Vinyl flooring.

**Sitting Room** 13'8" into bay x 12' (4.17m x 3.66m) Ornate cast iron fireplace with decorative tiled insert. Recessed storage cupboard. Wide bay sash window to front. TV aerial point. Radiator.

**Kitchen with Dining Room** 17'6" maximum x 9'5" (5.33m x 2.87m) widening to 12'9" (3.89m). Inset composite bowl and a half sink with mixer tap, adjacent wood effect laminate worktop, cupboards and drawers under. Fitted Smeg brushed steel **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Further tall wall cupboard. Built-in Creda **electric double oven**, cupboard under and over, adjacent worktop, cupboards under, tall wall cupboard over, further tall cupboard. Recess for American style fridge/freezer. Attractive dresser unit incorporating cupboards, drawers and eye level glazed cabinet. Sash window. Radiator. Laminate flooring.

**Garden Room** 8'10" x 8'8" (2.69m x 2.64m) Triple aspect. Double glazed casement doors to rear garden. Double glazed window, further part glazed door to outside. Vinyl flooring.

## FIRST FLOOR

**Landing** Hatch to loft space.

**Bedroom 1** 13'8" (4.17m) widening to 17'8" x 11'1" (5.38m x 3.38m) Decorative cast iron period fireplace. Recessed tall shelved storage cupboard. 2 sash windows. Electric meter. Radiator.

**Bedroom 2** 10'3" x 9'4" (3.12m x 2.74m) Walk-in wardrobe/storage with hanging rails and shelving. Ornate cast iron period fireplace. 2 sash windows. Radiator.

**Bedroom 3** 9'4" x 9' (2.84m x 2.44m) plus entrance lobby. Double aspect with 2 double glazed windows. Radiator.

**Bathroom** White suite comprising bath with mixer tap, inset basin, adjacent shelf. Airing cupboard housing pre-insulated hot water cylinder. Radiator. Part tiled walls and part painted timber dado.

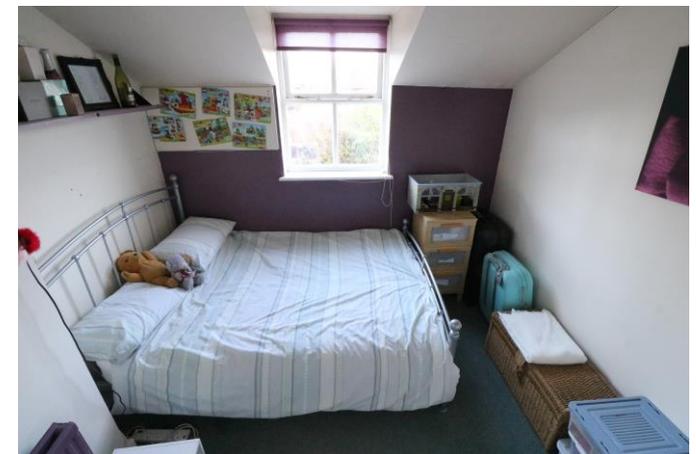
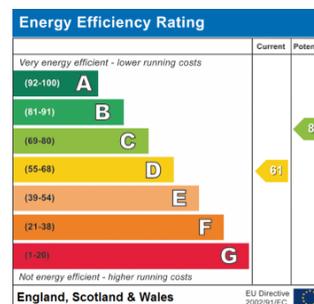
**Separate wc** Close coupled wc and basin with tiled splashback.

## OUTSIDE

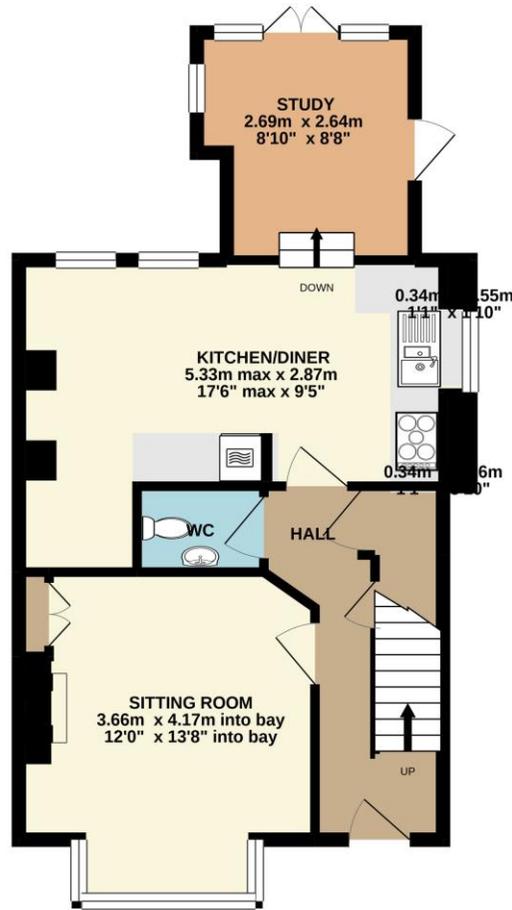
**Double Width Parking Space at Rear**

**Front Garden** Laid to lawn with a variety of shrubs and small trees including magnolia, camellia, buddleia etc. Picket fencing and entrance gate.

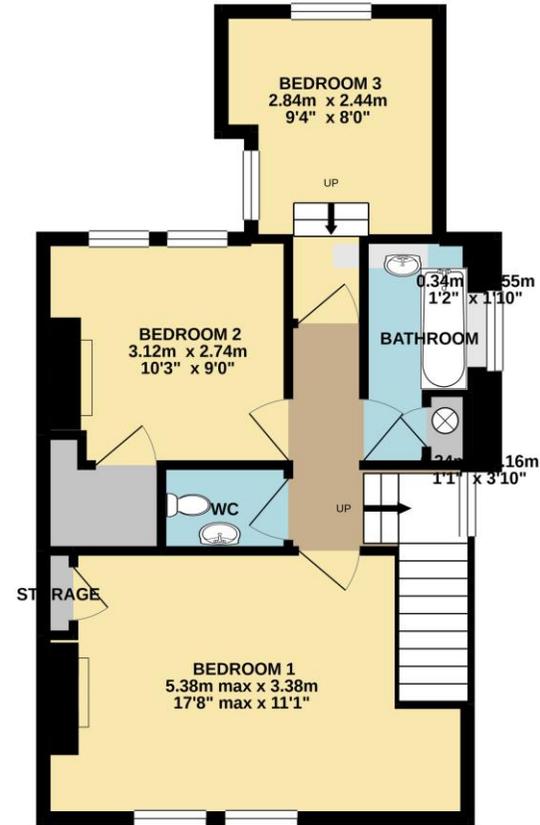
**Attractive Rear Garden** About 68 feet (20.73m) in length. Arranged mainly as lawn with mature flower and shrub borders and central bed containing a wide variety of plants, shrubs and small trees including bamboo, acer, privet hedge, apple tree, palm etc. **Shed.** Paved sun terrace at the far end with adjacent area laid to artificial grass. Side access with water tap and oil storage tank. The garden is fully enclosed by timber fencing.



GROUND FLOOR  
46.5 sq.m. (500 sq.ft.) approx.



1ST FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.

The dimensions on this floor plan are taken from the architects plan and show the proposed layouts. 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.

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