



10 Barnfield
Plumpton Green, East Sussex. BN7 3ED

■ ■ ■ Mark Revill & Co

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Offers in Excess of £475,000

This attractive detached bungalow enjoys a secluded south facing rear garden and is located on the edge of this popular downland village. The bungalow has been extended to create spacious accommodation incorporating 3 bedrooms, a re-fitted shower room, cloakroom, a fine double aspect living room, a triple aspect dining room, a well fitted kitchen complete with appliances and a useful utility area. The bungalow has the benefit of a recently replaced flat roof, double glazing and two sets of solar panels generating domestic electricity plus a tax free income from the feed in tariff. There is an attached garage approached by a double width gravelled drive and the delightful and well stocked rear garden is arranged with an extensive timber decking, level lawn and mature colourful herbaceous borders.

Barnfield is a small cul-de-sac located on the southern edge of the village close to Plumpton Racecourse and to the station providing an excellent service to London (Victoria 1 hour). The village has a good local shop, community hall and a primary school whilst the South Downs is close at hand offering a beautiful natural venue for countryside walking. Haywards Heath is 6 miles to the north, Burgess Hill 5 miles to the west and the county town of Lewes 6.4 miles to the south, all of which offer a wide



range of shops, leisure facilities, array of restaurants and well regarded schools whilst the cosmopolitan city of Brighton and the coast is 13.5 miles to the south and Gatwick Airport is about 20 miles to the north.

Entrance Lobby Double glazed front door flanked by tall double glazed windows. Ample coat hanging space. Door to garage. Half glazed door to:

Hall Built-in coats/storage cupboard, further built-in wardrobe/storage cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder, slatted shelving and time control. Radiator.

Cloakroom Refitted with white suite comprising close coupled wc and inset basin with single lever mixer tap, cupboard beneath. Ceiling heat and light fitment. Double glazed window. Fully tiled walls. Electrically heated tiled floor.

Living Room 16' x 10'2" (4.88m x 3.10m) A fine double aspect room with outlook over rear garden. Attractive red brick working fireplace with quarry tiled hearth. Recessed display shelving on either side. TV aerial point. 2 wall light points. Archway to:

Dining Room 12' x 10'10" (3.66m x 3.30m) Triple aspect with double glazed windows on three sides and double glazed sliding door to rear garden. Radiator.

Kitchen 11'9" x 11' (3.58m x 3.35m) Inset stainless steel sink with mixer tap, adjacent L shaped work top, cupboards, drawers, storage and appliance space with plumbing for dishwasher under, built-in brushed steel **electric double oven**, cupboard under and over, adjacent wall cupboard. Matching work top, cupboards and drawers under, fitted Bosch **4 ring induction hob** with concealed extractor hood over, further wall cupboard, Tall recess ideal for upright fridge/freezer. Hatch to loft space. Wall mounted electric heater. Double glazed window. Part tiled walls. Pine clad ceiling. Opening to:

Double Glazed Utility Room 10' x 3'9" (3.05m x 1.14m) Work top with plumbing for washing machine under, wall cupboard, fitted shelf, strip light. Polycarbonate ceiling. Double glazed stable door to outside.

Bedroom 1 11'8" x 10' (3.56m x 3.05m) Range of fitted furniture comprising; 2 double wardrobes, range of high level cupboards over double bed recess, 2 bedside drawer units. Tall shelved cupboard, further built-in wardrobe. Double glazed window. Radiator.

Bedroom 2 10' x 9' (3.05m x 2.74m) Double glazed window. Radiator.

Bedroom 3 10' x 6' (3.05m x 1.83m) Built-in wardrobe. Double glazed window. Radiator.

Shower Room Fully tiled shower with glazed screen and sliding door, inset basin with single lever mixer tap, adjacent top, cupboard beneath, wc with concealed cistern. Recessed shelving. Shaver point. Double glazed window. Fully tiled walls. Electrically heated tiled floor.

OUTSIDE

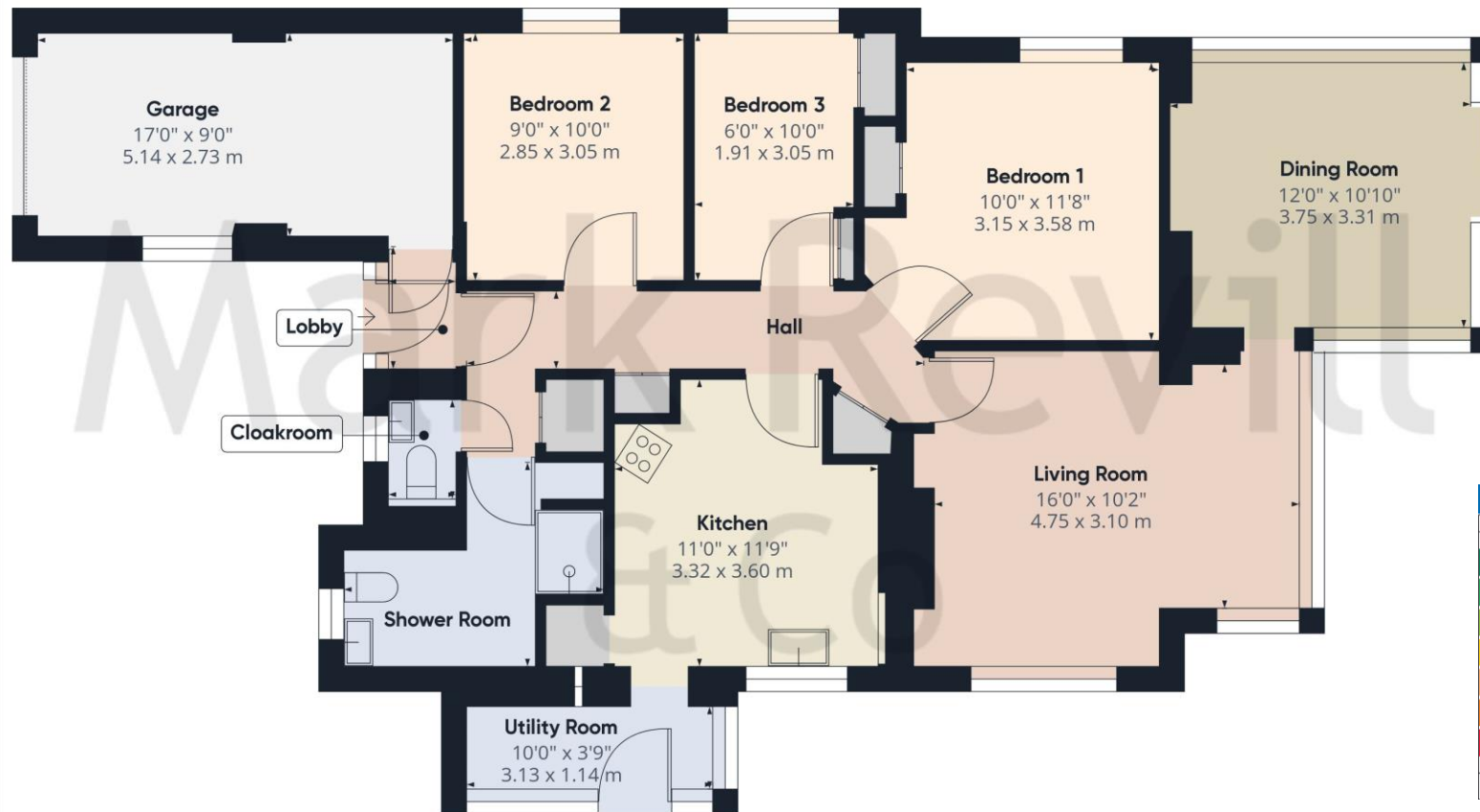
Attached Garage 17' x 9' (5.18m x 2.74m) Up and over door. Light and power points. Solar panel control unit, inverter and battery. Trip switches.

Private Double Width Gravelled Drive Offering parking for 2 vehicles.

Front Garden Laid to lawn with established herbaceous borders planted with a range of colourful shrubs including hydrangea, fuchsia, choysya, honeysuckle. Ivy clad timber arch. Gravelled path.

Attractive South Facing Rear Garden About 34 feet (10.36m) in length. Arranged with an extensive raised timber decking extending the width of the bungalow incorporating vine clad pergola at one end and steps to level lawn, fish pond, deep herbaceous borders planted with a colourful array of flowers and shrubs. The garden is fully enclosed by mature hedges and conifers on the rear boundary providing shelter and seclusion. Side access with **timber shed** and gate to front. Further area on the east side with mature flower and shrub bed.





Approximate total area⁽¹⁾
 1166.59 ft²
 108.38 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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