



4 Coxes Cottage
Station Road, Plumpton Green, BN7 3BZ

4 Coxes Cottage

Station Road, Plumpton Green, BN7 3BZ

Guide Price £440,000 Freehold

This delightful Victorian cottage has been beautifully renovated by the current owner, blending modern comfort with charming period features. The accommodation comprises a welcoming sitting room with a feature log burner and attractive bay window. To the rear, a spacious open-plan kitchen/dining area offers a superb entertaining space, fitted with elegant wooden units and work surfaces. There is ample room for an island or peninsula, along with a dining and seating area, all opening onto the rear garden. Upstairs, the property boasts two well proportioned double bedrooms, complemented by a stylish contemporary family bathroom featuring a roll-top bath and separate shower. Externally, the sunny aspect rear garden is mainly laid to lawn with a patio area and well stocked flower borders. To the front, there is a charming, landscaped garden with attractive planting. The property further benefits from a double car port and additional area of hardstanding. Additional features include double glazed windows (predominantly sash), updated electrics and heating, a new roof with Velux windows and boarded loft offering potential for future extension if required (subject to planning permission), this home is ready to move straight into and offered with no ongoing chain.

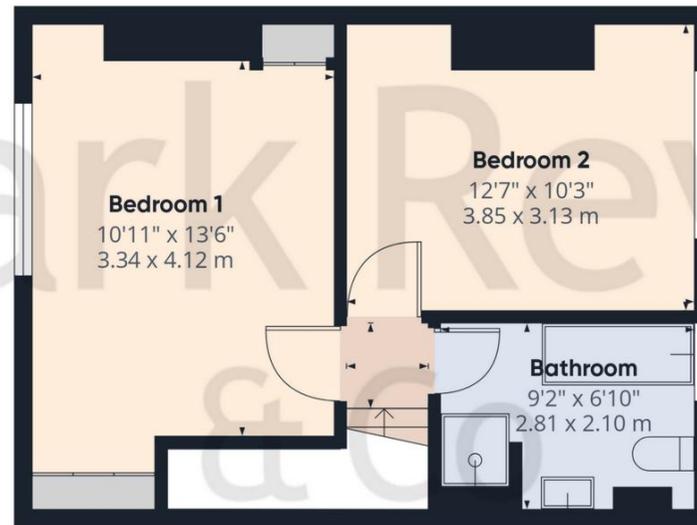
Situated in this popular Sussex village just a short walk to a good local shop, village hall, primary school and a railway station providing an excellent service to London (Victoria 1 hour) and along the coast. Plumpton Racecourse lies on the south side of the village whilst Haywards Heath is 5.8 miles 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



Floor 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Approximate total area^m

789 ft²
73.4 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

