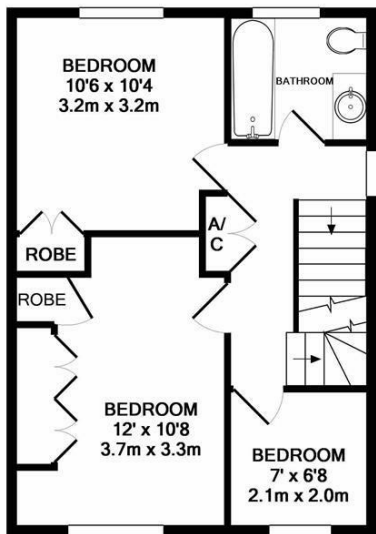
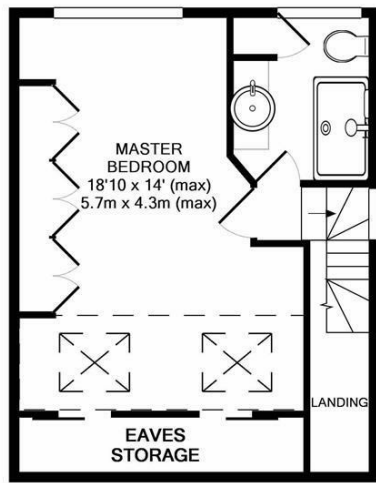


GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)

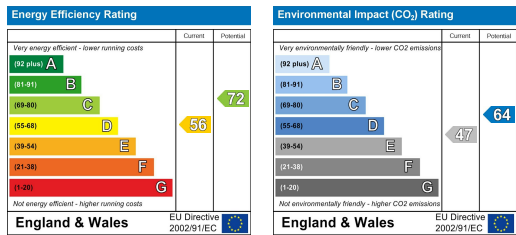


1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.8 SQ.M.)
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Brinkley, Station Road, Plumpton Green, East Sussex, BN7 3BZ

£1,695 Per Calendar Month



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

A stunning four bedroom semi detached house located in the highly desirable Downsland village of Plumpton Green. The light spacious accommodation comprises entrance hall, living room, cloakroom, refitted kitchen/dining room, master bedroom with adjoining refitted shower room, three further bedrooms and a refitted bathroom. Outside is a most attractive rear garden with modern summerhouse and a front garden with driveway that leads to the garage. There are wonderful views of the surrounding countryside through to the South Down from rooms on the first and second floors whilst further attributes include central heating and double glazing. Plumpton Green provides a primary school, local shops, public inns and a main line station. Lewes, Burgess Hill and Haywards Heath are all easily accessible. Available unfurnished immediately. EPC rating D/E

TENANT FEES APPLY. £175.00 PER TENANT administration and referencing fee - £175.00 PER GUARANTOR administration and referencing fee (where applicable) - £150.00 Holding Fee per property (non refundable) - £75.00 Tenancy Renewal Fee (where applicable), £75.00 Check Out fee

Front door to the entrance hall.

ENTRANCE HALL
Radiator. Staircase rising to the first floor. Understairs storage cupboard. Laminate oak flooring. Fitted shelves and shoe rack.

CLOAKROOM
Suite comprising low level WC and wash hand basin. Space and services for white goods. Part tiled walls. Tiled floor

LIVING ROOM 16'4" x 11'6"
Double glazed window to the front. Feature open fireplace. Radiator. Oak flooring.

KITCHEN/DINING ROOM 18'4 x 14'2
A fine light spacious room with a refitted Hamilton Stone kitchen having a comprehensive range of wall and floor units, complemented with work surfaces and tiled splashbacks. Oven with cooker hood. One and a half bowl stainless steel sink unit. Dining area with space for table and chairs. Tiled floor. Radiator. Double glazed window and door onto the rear arden.

FIRST FLOOR

LANDING
Built in airing cupboard. Double gazed landing window. Staircase leading to the second floor

BEDROOM 2 12' x 10'8
Double glazed window to the front. Range of fitted wardrobes. Recess with shelves for dressing area or study. Radiator

BEDROOM 3 10'6 x 10'4
Double glazed window to the rear. Fitted wardrobes. Radiator.



BEDROOM 4 7' x 6'8
Double glazed window to the front. Radiator

REFITTED BATHROOM
Fine suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Double glazed window.

SECOND FLOOR

MASTER BEDROOM 18'10 x 14' max
Dual aspect room with stunning views through to the South Downs from both front and rear. Range of fitted bedroom furniture. Eaves storage. Radiator.

SHOWER ROOM
Modern suite comprising enclosed double shower, low level WC and wash hand basin. Part tiled walls. Tiled floors. Heated towel rail. Double glazed window to the rear.

OUTSIDE

FRONT
Area of lawn relieved by well stocked borders. Driveway leading to the garage.

REAR GARDEN
A most attractive rear garden with a fine aspect beyond. Areas of lawn, patio and decking relieved by beds and borders stocked with a variety of plants and shrubs. Two room double glazed insulated cabin 16'6 X 16'6. Range of fitted wall and floor cupboards. Power and light. Double glazed windows and doors.

