



5 Coxes Cottage, Station Road
Plumpton Green, East Sussex

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5 Coxes Cottage, Station Road, Plumpton Green East Sussex, BN7 3BZ

A charming three-bedroom Victorian cottage in a desirable village location

Plumpton mainline station 0.7 mile (London Victoria 1 hour), Lewes town centre 7.0 miles, Brighton city centre 12.5 miles, M23 (Jct 11) 14.5 miles, Gatwick 19.5 miles, London 47 miles

Entrance hall | Sitting area | Dining area
Garden room | Kitchen | Utility | Cloakroom
3 Bedrooms, 1 en suite | Family bathroom
Front and rear gardens | EPC rating C

The property

5 Coxes Cottage is a splendid three-bedroom property, set in a mid-terrace position in a charming row of period properties in the sought-after village of Plumpton Green. The home includes attractive open-plan living and extended ground-floor accommodation.

The ground floor has clean, neutral styling and natural wooden floorboards throughout, whilst the comfortable, bright sitting area is carpeted. There is a stylishly appointed open layout with the 27ft sitting area and dining area running from the front to the rear of the original house. Beyond the dining area is the light, airy garden room with skylights overhead and French doors opening onto the garden. The kitchen also adjoins the dining area and includes duck-egg fitted units to base and wall level and integrated appliances.

The first floor has two double bedrooms of similar proportions and a family bathroom with a separate shower unit. The first floor landing has a study area with built-in desk space, while stairs lead to the well-proportioned bedroom 1. Bedroom 1 has a dormer window at the rear and its own rolltop bath and washbasin.

Outside

The front garden has various shrubs, a paved seating area and borders of established hedgerow and picket fencing. Meanwhile, the rear garden includes an area of lawn, two paved seating areas which have been designed to enjoy both summer and winter sun, raised border beds and timber fencing, with a gate leading to the three allocated parking spaces behind the property. There is also further non-permit parking available on-street along Station Road.

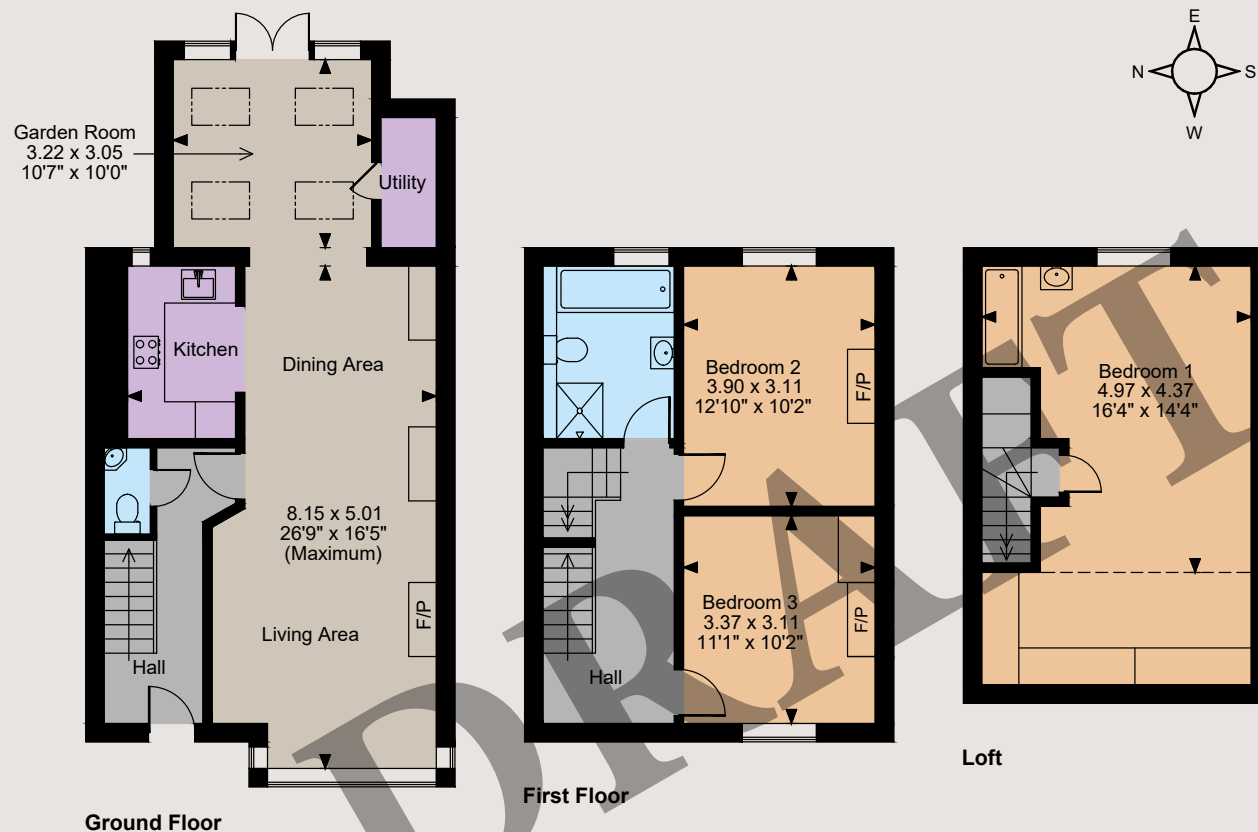
Location

Plumpton Green is a charming and popular village on the edge of the beautiful South Downs National Park and within easy reach of historic Lewes and London Victoria. The village has various everyday amenities including a local shop, four pubs, a wine bar, post office and parish church, as well as a primary school and nursery. The vibrant and historic town of Lewes lies six miles to the south, providing a range of independent shops, supermarkets, restaurants and recreational facilities. Further schooling is available in the surrounding area, with a state secondary school in nearby Chailey and an agricultural college in Plumpton. Plumpton's station offers services towards London Victoria in approximately 1 hour. London Bridge can also be accessed, changing at Hayward's Heath. The A27, a short distance away, provides fast access to the A23/M23, Gatwick Airport and the national motorway network.





Floorplans
House internal area 1,243 sq ft (116 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Lewes, take the A275/Offham Road north away from the town and after 1.1 miles, turn left onto the B2116. Continue for 2.3 miles, then turn right onto Plumpton Lane. After a further 2.5 miles, you will find the property on the right.

General

Local Authority:

Lewes district Council Tel: 0800 023 7080

East Sussex County Council Tel: 0345 608 0190

Services: All mains services. An air source heat pump provides heating to the property via new radiators.

Council Tax: Band D

Tenure: Freehold

Guide Price: £500,000

Lewes

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