

# redloft

## Oakfield

**A collection of 20 homes with 2 houses available through shared ownership**



Computer generated image are general representation and are not of specific units

**Available from a 25% share, we have 1 x two-bedroom house and 1 x three-bedroom house starting from £95,000. The homes available are semi-detached and are available with parking and a private garden.**



FIELD OF WHEAT CROP, South Downs National Park, Plumpton, West Sussex

Oakfield is located in the village of Plumpton Green which offers stunning views and endless green space. This tranquil villages offers a range of amenities and everything you need – Plumpton Racecourse, community of social groups and clubs.

Plumpton Train Station is a short drive away and only 7-minutes on foot, offering an easy commute to Victoria and London Bridge within 1 hour as well as Lewes and Eastbourne.

*Please note: Priority will be given to those with a local connection to the Parish of Plumpton.*

### Specification

#### Kitchen/dining room

- Howdens Symphony range fitted kitchen
- Integrated fridge/freezer, stainless steel four ring gas hob, stainless steel electric fan oven and recirculating hood
- Space to facilitate a dish washer
- Tiled splashback plus additional border
- Vinyl flooring
- 1 ½ bowl stainless steel sink with Bristan monobloc mixer tap

#### Bathroom

- Contemporary white bathroom suite including pressed steel bath, hand basin and enclosed WC
- Chrome monoblock mixer to basin
- Bristan glass shower screen
- Chrome thermostatically controlled shower over bath
- Tiles to be full height around bath and tiled splashback to wash basin

- Shaver socket

#### Cloakroom

- White sanitary ware
- Tiled splashback to basin

#### Interiors

- Novilon vinyl range to kitchen, bathroom and cloakroom flooring
- Stain resistant carpet to living room, bedrooms and stairs flooring in Stepping Stone colour
- Chrome down lighting to kitchen and bathroom
- Pendant lighting to living room, hall, bedroom and cloakroom
- Smoke detector
- Carbon monoxide detector
- Central heating provided by combi boiler

- TV sockets to living room and master bedroom
- Phone to living room and master bedroom
- Walls and ceilings finished brilliant white emulsion
- Wood work finished in brilliant white satin

#### Exteriors

- Double glazed PVC-U windows
- Turf laid to front and rear garden
- Patio area
- Lockable gates to rear gardens
- Front and rear entrance lighting
- Timber shed with cycle storage
- Allocated parking available
- 125 year lease
- 10 year premium warranty



**Key**

- 2 bedroom house
- 3 bedroom house

**Floor Plans**

**2 bedroom house  
Plot 8**



**Dimensions**

Living / Dining Room	4.66m x 4.29m	15' 3" x 14' 0"
Kitchen	4.23m x 2.26m	13' 10" x 7' 4"
Bedroom 1	4.66m x 3.41m	15' 3" x 11' 2"
Bedroom 2	5.55m x 2.42m	18' 2" x 7' 11"

**Total Area 96 m<sup>2</sup> / 1,033 ft<sup>2</sup>**

Plot 8 - 2 bedroom house £95,000 based on a 25% of FMV at £380,000

\* PLOT 18 DOES NOT HAVE THESE WINDOWS AND IS HANDED TO THE PLANS DRAWN

**3 bedroom house  
Plot 7**



**Dimensions**

Living / Dining Room	5.26m x 3.73m	17' 3" x 12' 2"
Kitchen	5.04m x 2.98m	16' 6" x 9' 9"
Bedroom 1	4.31m x 3.02m	14' 1" x 9' 10"
Bedroom 2	4.46m x 2.60m	14' 7" x 8' 6"
Bedroom 3	3.15m x 2.56m	10' 4" x 8' 4"

**Total Area 101 m<sup>2</sup> / 1,087 ft<sup>2</sup>**

Plot 7 - 3 bedroom house £112,500 based on a 25% of FMV at £450,000

KEY  
FF - FRIDGE / FREEZER WM - SPACE FOR WASHING MACHINE B - BOILER C - CUPBOARD

Contact us for more information and to arrange your viewing

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Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. Accuracy is not guaranteed and the information is expressly excluded from any contract. Computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.