



Delves Close, Lewes

Delves House is a retirement development available to the over 55s. Residents are invited to use the numerous communal facilities which include use of a communal lounge and communal laundry room. The development benefits from a live in warden and 24 hour emergency pull chords which can be found in each room.

The communal grounds and gardens are beautifully maintained and are approachable by numerous pathways and walkways. Delves House is located adjacent to Ringmer Village Green which is opposite a parade of shops and bus stops.

- Beautiful gardens and grounds
- Quiet location
- Walkable to Ringmer village
- Over 55s retirement property with live in warden
- Communal facilities
- Generous sized one bedroom 1st floor flat



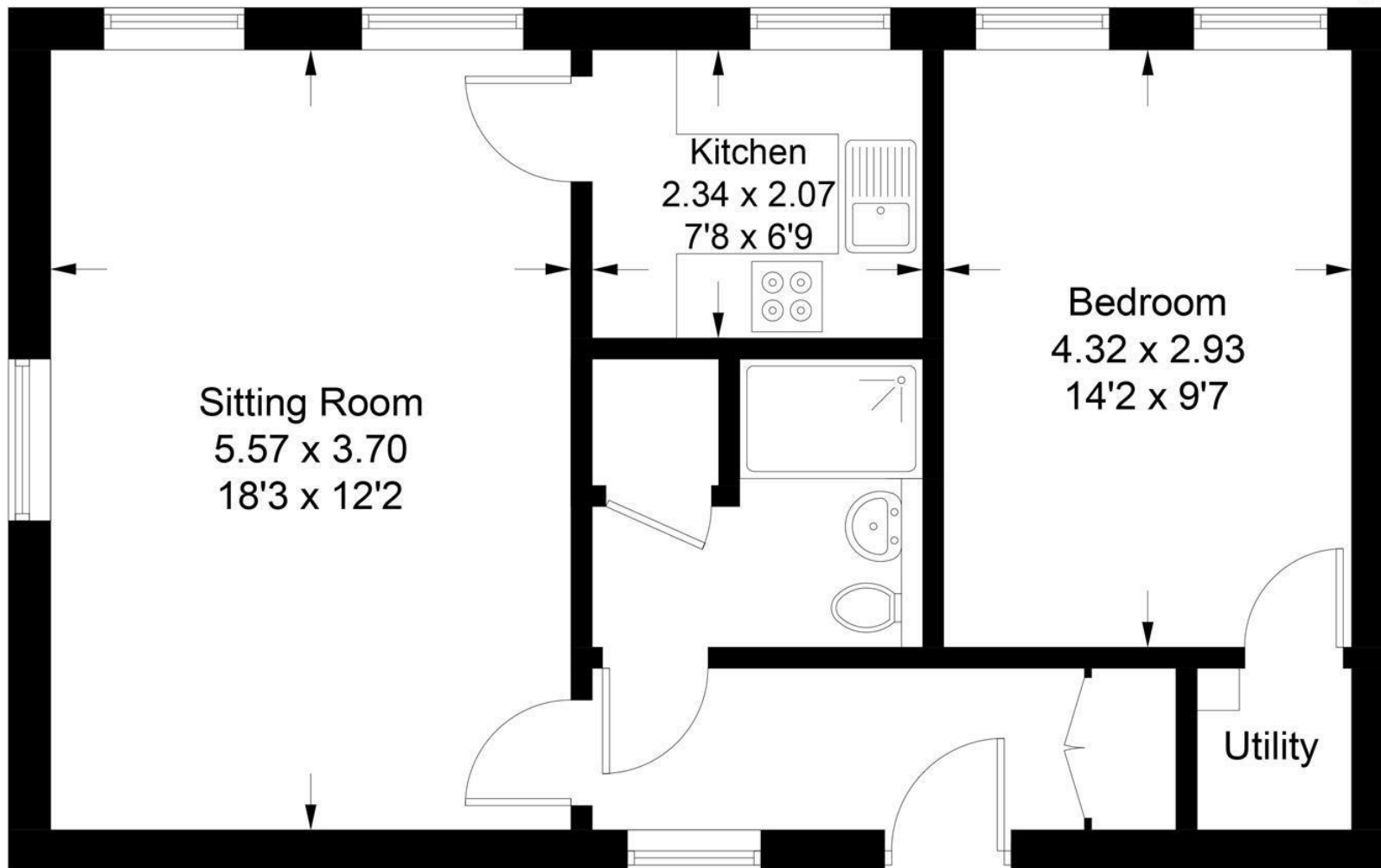
Sitting Room
18'3x12'2

Kitchen
7'8x6'9

Bedroom
14'2x9'7

Bathroom





Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID987987)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

This generous sized one bedroom flat is located on a corner of the first floor of the main old building in Delves House and offers a large lounge / dining room with double aspect windows, a good size main bedroom, separate modernised kitchen and plenty of storage space. There is night storage heating and communal meeting rooms and facilities.

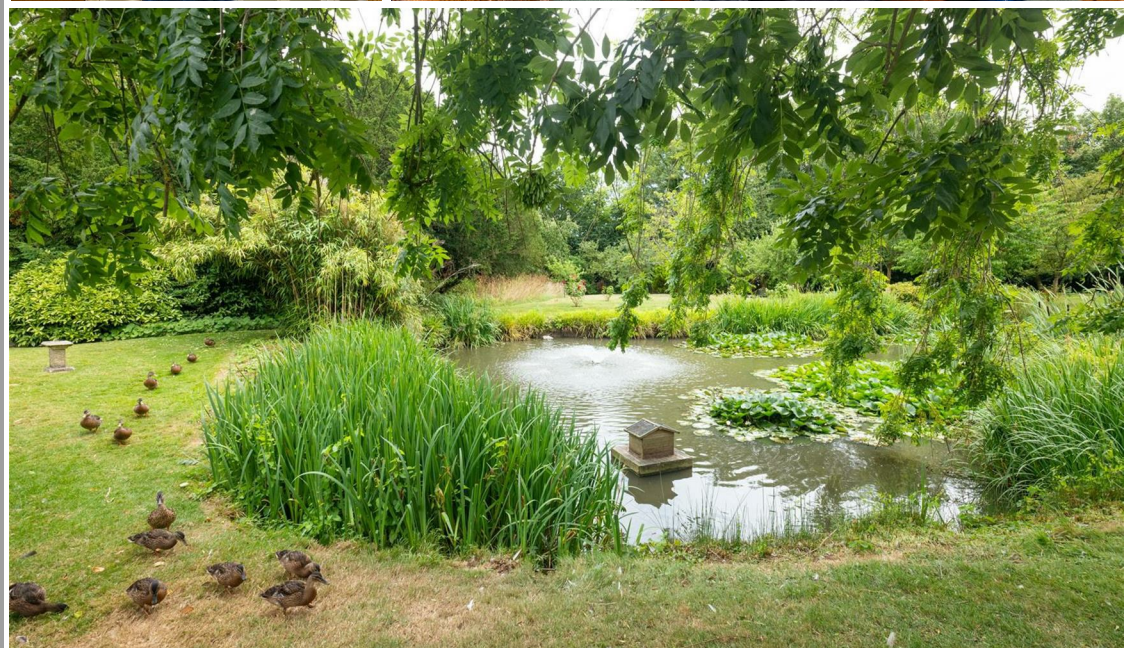
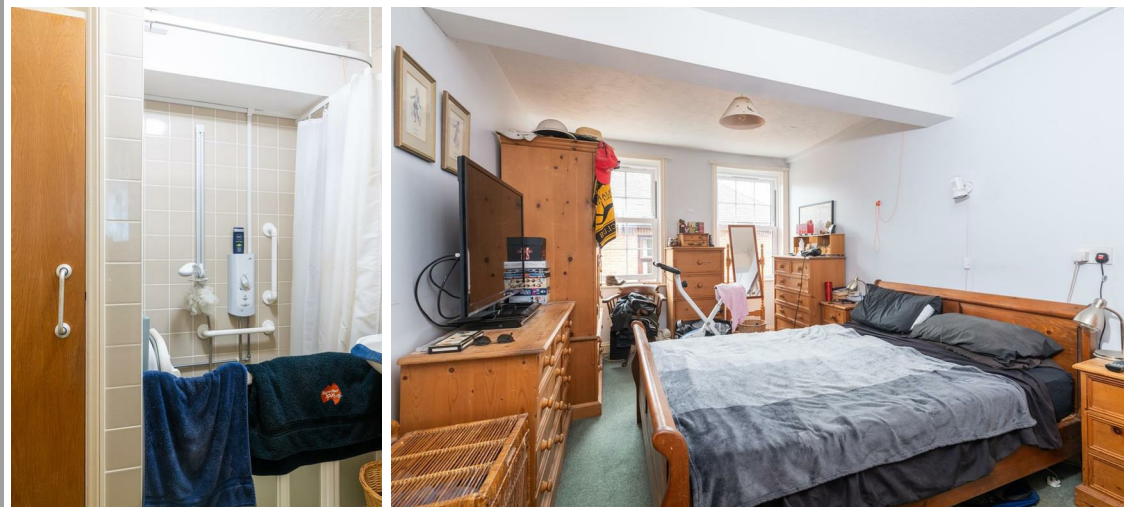
Being part of a grand house, the property enjoys wide corridors and spacious communal areas including the main grand staircase fitted with stair lift. There is parking for guests and residents within the stunning park like grounds. Viewing is highly recommended.

Ideally situated just off the Village Green, this property is within easy level walking distance of the small parade of shops and all the facilities Ringmer has to offer. There is a regular bus service into Lewes and Brighton. The county town of Lewes with its more comprehensive shopping is about 4 miles distant and offers a range of independent shops, restaurants, three major supermarkets and a main line railway station with services to London (London Victoria in just over the hour). The famous Glyndebourne Opera House is situated on the edge of the village, about 2 miles distant.

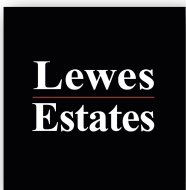
Energy Performance Rating: D

Council Tax Band: B

Tenure: Leasehold with 86 years remaining



draft



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