



Kings Road, Ringmer

**Lewes
Estates**

Ringmer Village is a sought after place to live for many reasons. It is just outside the County Town of Lewes and offers far more space for families to live and work without the cramped feel sometimes experienced in the town. It is the perfect balance between work and home life. The cricket club play on The Green most weekends in the Summer months and the newly developed County League Football Club are now at their new home during the Winter. There is a great bowls club, library, surgery and a vibrant parade of shops with a bakers, butchers, general store, cafe and fish and chip shop serving the local community. Lewes has a wider range of shops, bars and cafes as well as Waitrose and Tesco and a small retail industrial estate. There is a mainline railway station with regular services to London Victoria in about 1 hour away, with Brighton being about 20 minutes away.

- Spacious detached modern village home
- Four bedrooms, 2 bathrooms
- Landscaped gardens
- Tandem detached double garage
- Great condition throughout
- Improved by the current owner
- Spacious corner plot
- Remainder of 10 year building guarantee
- Edge of village location



Front Door

Hallway

Cloakroom

Sitting Room
18'5 x 13'11

Kitchen / Dining Room
18'3 x 12'3

1st Floor landing

Bedroom 1
12'11 x 10'5

Ensuite

Bedroom 2
11 x 9'1

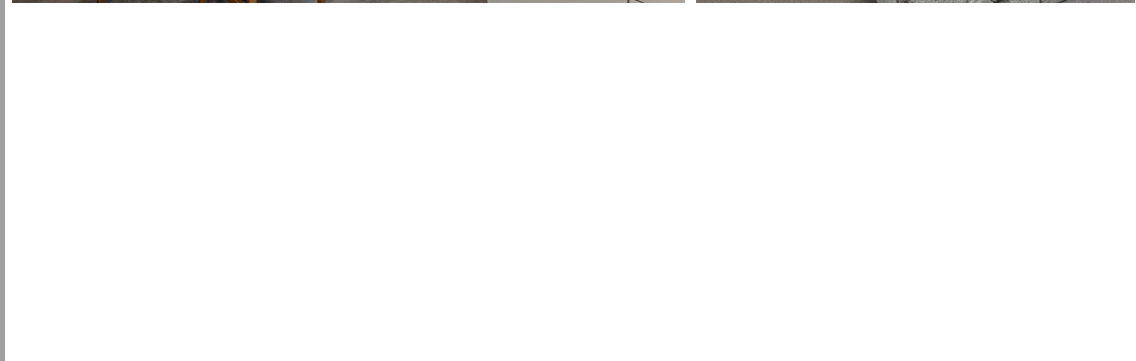
Bedroom 3
11 x 8'2

Bedroom 4 / Study
8 x 8

Family Bathroom

Gardens

Tandem Double Garage
20'7 x 11



A wonderful example of an extremely well cared for and improved modern detached home, presented in showroom condition. The 4 Bedroom, 2 Bathroom home was completed approximately 4 years ago by Bovis Vistry. The property occupies a generous corner plot which has allowed for many of the rooms to be of dual aspect. The property features a modern kitchen / diner, generously sized sitting room with double doors to the garden and a ground floor cloakroom.

Upstairs there are 4 bedrooms, three of which are comfortable double bedrooms, a modern family bathroom and ensuite shower room to the principal bedroom.

The corner plot allows the gardens to wrap around the property to three sides. There is a driveway providing off street parking for 2 vehicles leading to a detached garage.

The entrance hall is surprisingly spacious with stairs rising to first floor landing. Doors to principal rooms:

Sitting Room – Measuring a generous 18'2 x 13'11 the dual aspect room enjoys views and access over the garden.

Kitchen / Dining Room – Modern fitted kitchen finished in a soft grey and complimented by dark grey worksurfaces. The dual aspect room enjoys views to the front and side and provides ample space for dining.

Ground Floor Cloakroom – Modern white suite comprising of wc and wash hand basin.

First Floor Landing - Panelled doors to principal rooms. Linen cupboard. Window on the stairs to rear aspect.

Bedroom 1 – A double bedroom with fitted wardrobes and views to the front. Door to;

EnSuite Shower Room – Modern suite comprising of a generously sized shower enclosure with glass screen. Wc and wash hand basin. Modern tiled surrounds. Frosted window to side.

Bedroom 2 – A dual aspect double bedroom enjoying views over the garden and the street.

Bedroom 3 – Another double bedroom with elevated views over the garden.

Bedroom 4 – A good size single bedroom with elevated views over the street.

Bathroom – Modern bathroom suite comprising of bath with shower over, wc and wash hand basin. Modern tiled surrounds.

Garage – Detached and brick built with modern electric roller door. Power points and light.

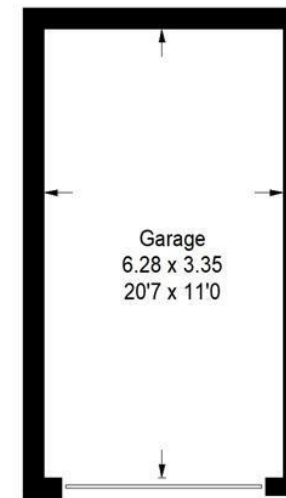
Driveway – Located in front of the garage and providing parking for two vehicles.

Garden – Landscaped rear garden mostly laid to lawn with a paved terrace adjacent to the property. The garden is of an Easterly aspect and benefits from gated access to the driveway and to the street.

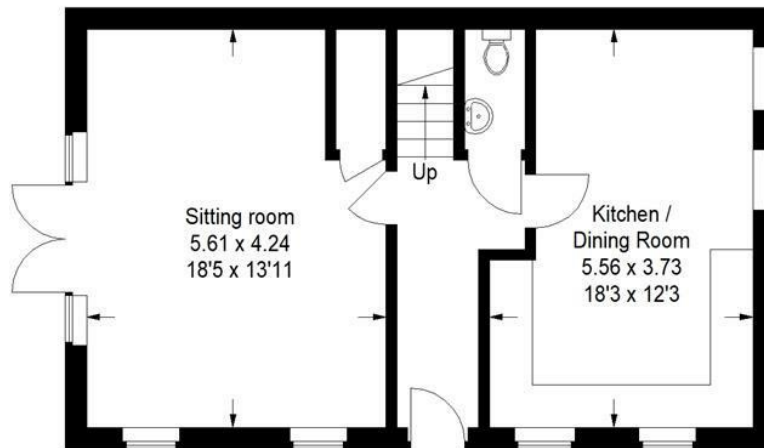
Agents Notes: We are advised by the sellers that the foundations of the patio are suitable to develop a conservatory if desired.

Kings Road forms part of a modern development created within the last two years by Bovis Homes. The development boasts direct access to scenic walks and easy access to The Village Green with wildlife pond and children's playground.

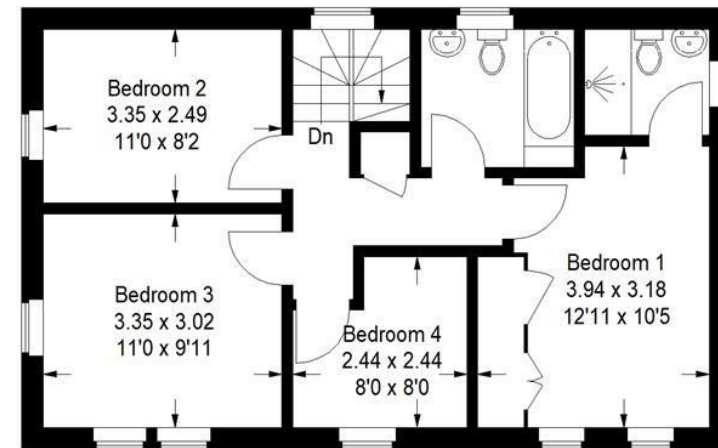




(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft

Garage = 19.8 sq m / 213 sq ft

Total = 125.0 sq m / 1345 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1070392)



t: 01273 477377

e: sales@lewesestates.co.uk

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.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk