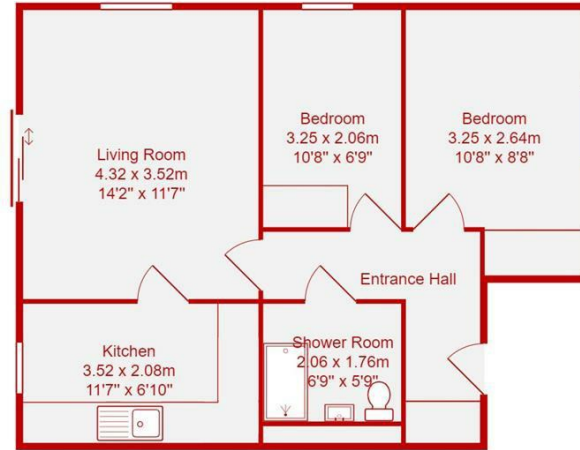




- Quiet Location
- No Chain
- In Need Of Modernisation
- Stair Lift For Access To The First Floor
- Lovely Views
- Over 55s Retirement Property With 24 Hour Warden
- Two Bedrooms
- Stunning Communal Gardens and Grounds
- Seperate Kitchen
- Communal Lounge

## Delves Close, Ringmer

Price: £160,000 Leasehold



**Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

This charming first-floor retirement apartment is located in Delves House, Delves Close, in the desirable village of Ringmer. Offering wonderful views of the beautifully maintained communal gardens, the property provides both comfort and convenience. Residents benefit from a range of shared facilities, including a spacious communal lounge and the peace of mind of a 24-hour onsite warden. For access to the first floor there is a stair lift.

The apartment features a welcoming and spacious hallway with ample storage. There are two generously sized double bedrooms, both with fitted wardrobes, providing plenty of storage. The large lounge enjoys lovely garden views, creating a bright and inviting space to relax. Adjacent to the lounge, the kitchen is spacious and benefits from a large window, offering additional views of the gardens. While the apartment is in need of modernisation, it presents an excellent opportunity to create a home perfectly suited to your tastes.

Ringmer Village is a highly desirable place to live for a variety of reasons. Located just outside the county town of Lewes, it provides more space for families to live and work without the cramped conditions often associated with town life. It offers an ideal balance between work and home life. The village boasts excellent amenities, including a popular bowls club, a library, a medical surgery, and a lively parade of shops featuring a bakery, butcher, general store, café, and fish and chip shop—all serving the local community. Just a short distance away, Lewes offers a wider selection of shops, bars, cafés, along with larger stores such as Waitrose and Tesco, and a small retail industrial estate. Additionally, Lewes has a mainline railway station with regular services to London Victoria, taking approximately one hour, and Brighton is about 20 minutes away.

Lease Length - 87 Years  
 Service Charge - £3960 Per Annum  
 Ground Rent - £150 Per Annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

