



Trinity Field, Lewes



Asking Price
£775,000
Freehold

- AN OUTSTANDING FIVE BEDROOM DETACHED FAMILY HOME
- WELL MAINTAINED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE
- OFF ROAD PARKING
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

Robert Luff & Co are delighted to bring to market this spacious five bedroom, detached house located just a short walk away from Ringmer Village Green. Ringmer Village offers a local butcher, farm shops, brewery and lively pubs, together with a weekly country market at the Village Hall. Ringmer has a strong sense of tradition and its own 13th Century Parish Church. There is an active and friendly community of social clubs and societies, including cycling, rambling, drama, bridge, history, art, croquet, cricket and football. The famous Glyndebourne Opera House is situated on the outskirts of Ringmer, and the historic County Town of Lewes is approximately 3 miles distant with its extensive range of independent shops, supermarkets, schools and main line Railway Station (London - Victoria in just over the hour).

Accommodation offers; Lounge/Diner, Kitchen, Utility Room, Spacious Conservatory, Five Double Bedrooms, En-Suite To Master Bedroom And A Family Bathroom. Other benefits include; double garage, wrap around garden, potential to extend STMP and a ground floor WC.

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Accommodation

Entrance Hall 13'9" x 8'3" (4.20 x 2.53)

Lounge/Diner 24'11" x 12'10" (7.60 x 3.93)
Double glazed windows to front and rear, log burner, wall mounted radiator, access to the Conservatory

Conservatory 18'4" x 12'9" (5.61 x 3.90)
Double glazed window surround, wall mounted electric heater

Kitchen 17'4" x 7'6" (5.30 x 2.30)
Double glazed windows to front and side, wall and base units, one and half sink with drainer, gas hob with extractor fan, double oven, breakfast bar, dishwasher

Utility Room 7'6" x 7'2" (2.30 x 2.20)
Door to side, double glazed windows to rear, wall and base units, boiler, space for fridge freezer and washing machine

Bedroom Five / Office 10'9" x 7'6" (3.30 x 2.29)
Double glazed windows to rear, wall mounted radiator

Ground Floor Washroom
WC, wash hand basin, double glazed window to rear, heated towel rail

Stairs Leading To First Floor

Bedroom One 12'8" x 11'1" (3.87 x 3.38)
Double glazed windows to front, built in storage cupboards, wall mounted radiator, access to En-Suite

En-Suite
Bath, shower cubicle, WC, wash hand basin, heated towel rail, double glazed windows to front

Bedroom Two 11'10" x 11'0" (3.63 x 3.37)
Double glazed window to rear, built in storage cupboards, wall mounted radiator

Bedroom Three 12'10" x 7'6" (3.93 x 2.30)
Double glazed window to front, built in storage cupboards, wall mounted radiator

Bedroom Four 11'3" x 8'0" (3.44 x 2.46)
Double glazed window to rear, built in storage cupboards, wall mounted radiator

Bathroom
Bath, shower cubicle, WC, wash hand basin, heated towel rail, double glazed windows to front

Rear Garden
Laid to lawn

Double Garage
Up and over doors

Agents Notes
Council Tax Band: F
EPC Rating: D

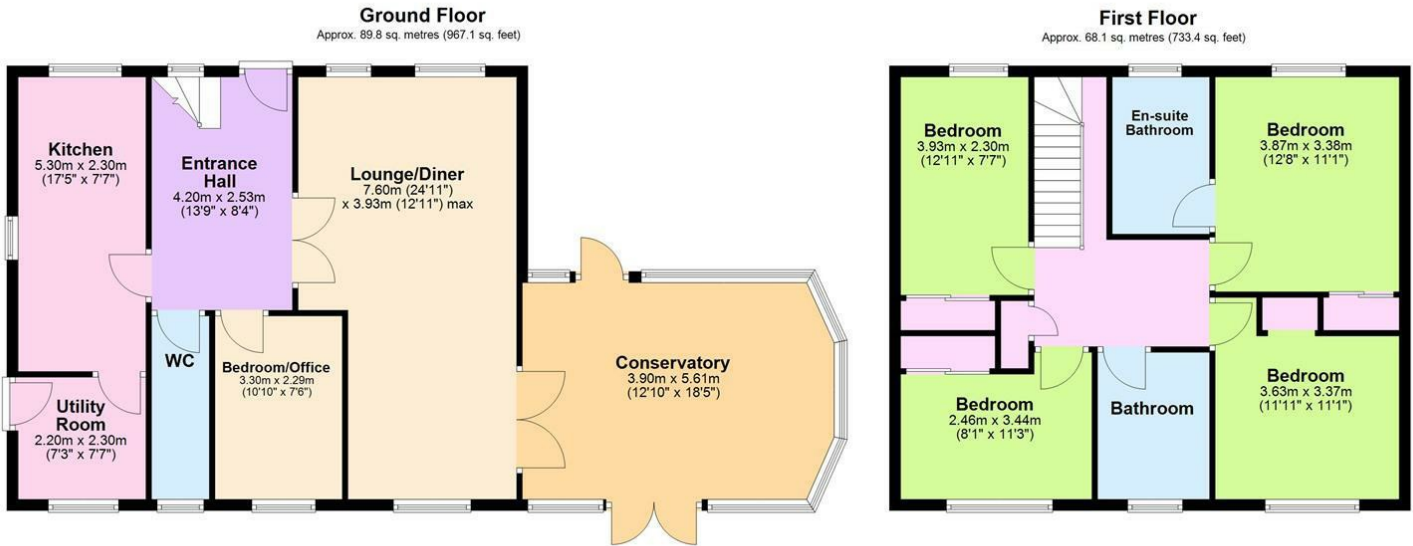


28 Blatchington Road, Hove, East Sussex, BN3 3YU
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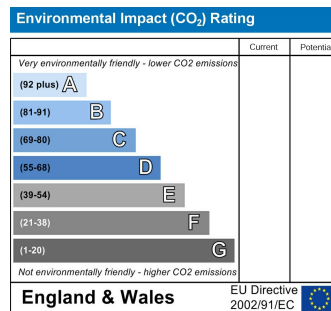
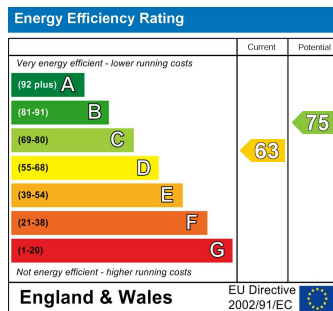


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Floorplan



Total area: approx. 158.0 sq. metres (1700.5 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.