



## Trinity Field, Lewes



Guide Price  
£699,999  
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

\*\*\* GUIDE PRICE £699,999 - £725,000 \*\*\*

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.

T: 01273 921133 E:  
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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

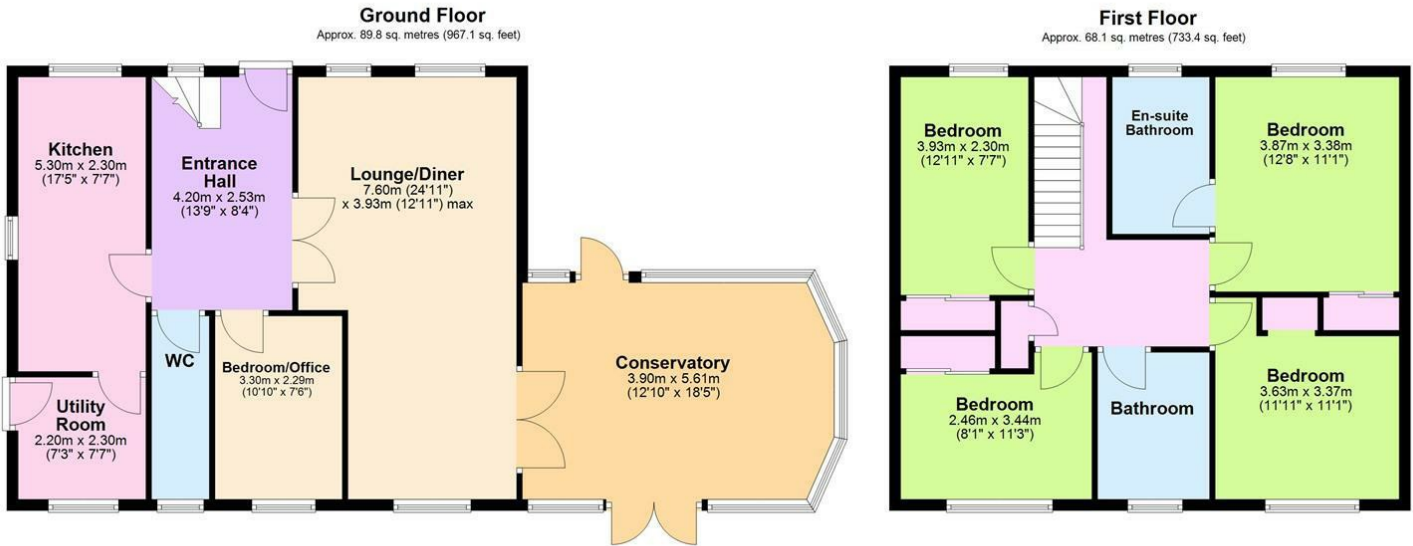


28 Blatchington Road, Hove, East Sussex, BN3 3YU  
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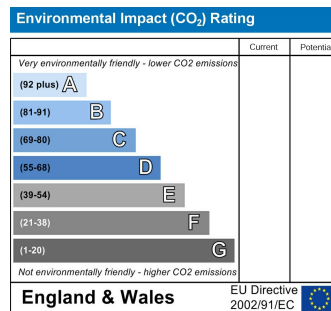
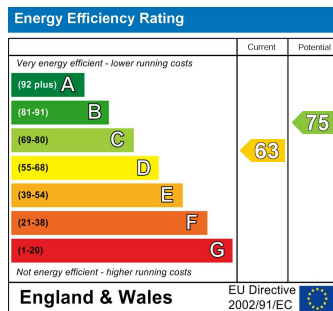


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# Floorplan



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.