



OAKFIELD



Shelley Road, Ringmer, BN8 5QR

Price Guide £325,000



## Shelley Road, Ringmer, BN8 5QR

A semi detached house of pleasing aesthetic design, that has recently benefitted from a complete and thorough overhaul of the electrical specification, along with a 'then' new gas fired boiler fitted in 2022.

Requiring significant further refurbishment, modernisation and restoration, including the fitting of a Kitchen along with a bath or shower within the first floor Bathroom.

There is considerable scope for a loft conversion along with the permitted development of the existing accommodation, all subject to attaining the requisite building regulations and planning consents.

Please be advised that should you require a mortgage finance, then certain lenders specifically require a property to have a fitted kitchen and bathroom prior to providing a mortgage offer, therefore please check with your broker.

As detailed in the accompanying floor plan, the accommodation comprises: - Entrance Hall: Sitting Room with patio doors to rear garden: Kitchen (not fitted) through to dining room with door to garden.

First floor landing with trap hatch to capacious roof void, accessed via sliding aluminium loft ladder. Two (double bedrooms) both with built in wardrobe cupboards. Bathroom (with no fitted bath or shower at present)

Outside and garden: Parking is in the road (Shelley) with no requirement for a permit. The rear garden is a true feature with close boarded fencing dividing the plot into three, two with detached timber garden sheds.

There is a broad sun terrace with direct southerly aspect. To the gable end/west aspect is a side access, leading to the front and garden, laid to bark/wood chip for ease of maintenance, with hardy established annuals and Spring flowers.

Concrete pathway leading to porch and front door.





The property is offered for sale with vacant possession, this subject to a deed of probate being granted.

All mains services are appointed to the property. Gas fired central heating serves panel radiators appointed throughout the accommodation. All external windows and doors are UPVC framed and double glazed. Lewes District Council. Council Tax Band C.

#### Location

Shelley Road is conveniently situated in the very heart of Ringmer village, within immediate level walking distance of the thriving shopping precinct and all the facilities the village has to offer including Doctor's Surgery, Chemist, Veterinary Surgery, well attended primary & secondary schools excellent Bakers, independent Butchers and General Store/Post Office. There is also a regular bus service into the county town of Lewes (3 miles distant) which offers more comprehensive shopping and schooling for all ages, as well as a main line railway station to London Victoria in just over the hour.



The famous Glyndebourne Opera House is just two miles distant.

#### Sitting Room

14'7 x 11'7 (4.45m x 3.53m)

#### Dining Room

8'0 x 7'7 (2.44m x 2.31m)

#### Kitchen

12'6 x 8'8 (3.81m x 2.64m)

#### Bedroom

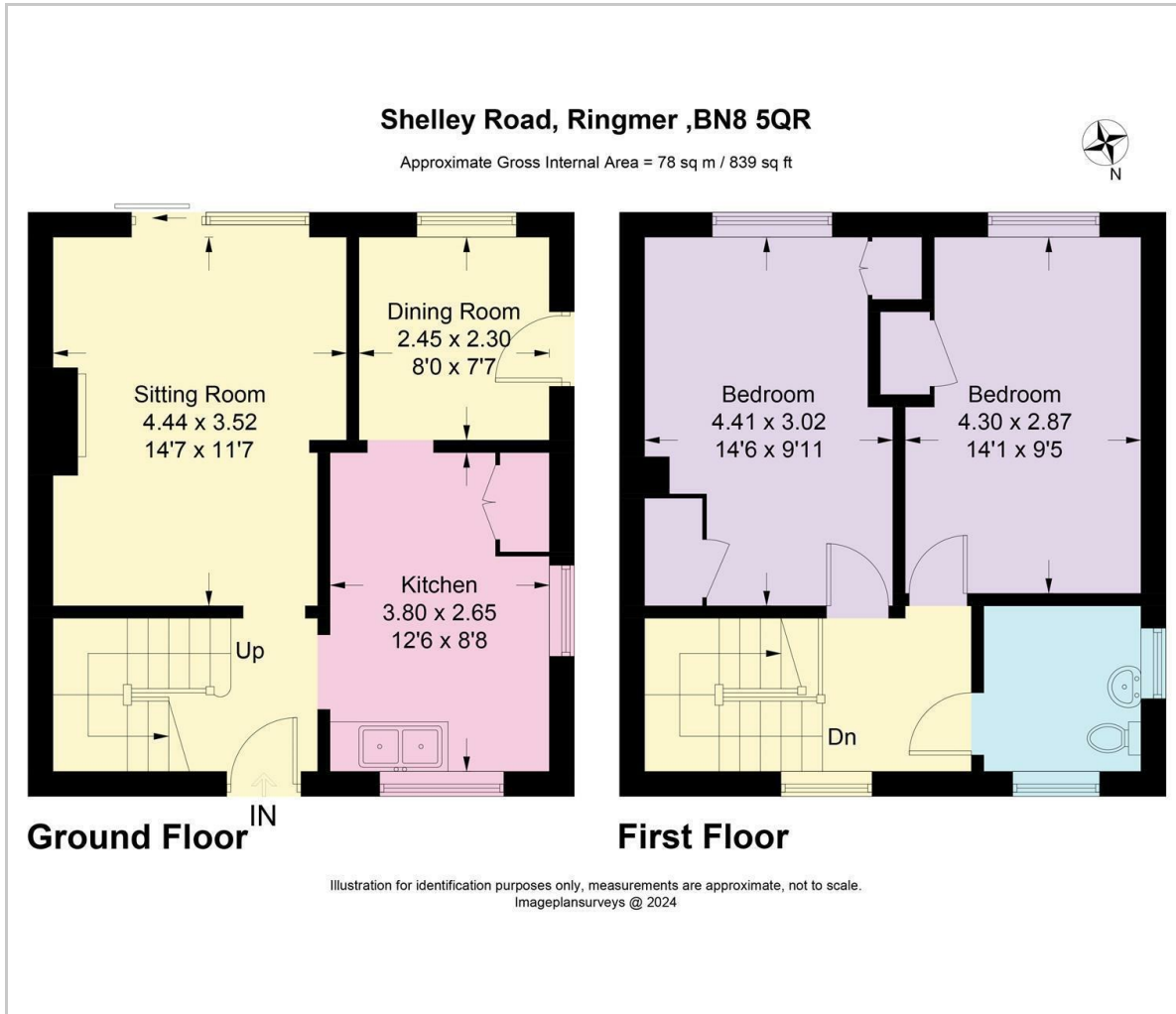
14'6 x 9'11 (4.42m x 3.02m)

#### Bedroom

14'1 x 9'5 (4.29m x 2.87m)

**Council Tax Band - C £2225**

## Floor Plan



## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

