



£475,000 guide price

2 The Chestnuts, Lewes Road, Ringmer, East Sussex, BN8 5QA

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# Overview...

A great opportunity to purchase this beautifully presented 18<sup>th</sup> Century Grade II listed three-bedroom, two reception room period cottage offering deceptively spacious accommodation and a wealth of period features and charm.

This attractive cottage was initially built in the 1736 as a terrace of workers cottages and was later remodelled to make two comfortable family homes.

Features include exposed brick chimneys with log burning stoves and quarry tiled hearths, oak parquet wood block flooring, painted hand built kitchen with solid wood worktops and quarry tiled floor, ceiling timbers, modern white fitted bathroom, good size cottage garden, 2x parking spaces and a recently rebuilt garage.

Situated in a great central village location, this lovely property is within easy reach of local shops and services and offers a wonderful alternative to the current array of modern built homes.

VIEWING RECOMMENDED





# The property...

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## ACCOMMODATION

**Entrance Hall-** Side aspect window, quarry tiled floor, area for coats.

**Cloakroom/W.C.-** Fitted white suite comprising low level w.c., corner wash hand basin, part wood panelled wall, quarry tiled floor, side aspect obscured window.

**Living Room-** A good size dual aspect room with large window overlooking the front garden and further window to the side, exposed brick chimney breast with quarry tiled hearth housing a cast iron log burning stove, attractive oak parquet woodblock flooring, ceiling timbers, door to-

**Dining Room-** A good size room with side aspect square bay window and double doors opening onto a small courtyard, cast iron inset fireplace, attractive oak parquet woodblock flooring, ceiling timbers.

**Kitchen-** Fitted with a comprehensive range of hand built and painted wall and base units with solid wood working surfaces over, ceramic sink with adjacent mixer tap, space for freestanding "range style" cooker, larder cupboard, quarry tiled floor, rear aspect window and door opening into covered utility area.

**First Floor Landing-** Painted bannister rail, airing cupboard.

**Bedroom-** A lovely double room with side aspect window, exposed brick chimney breast with quarry tiled hearth housing a cast iron log burning stove, ceiling timbers.

**Bedroom-** A generous double room with rear aspect window, ceiling timbers.







## *Property and Outside...*

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**Bedroom-** A double room with front aspect window, built-in cupboard.

**Bathroom-** Fitted white suite comprising and panel enclosed bath with mixer tap and shower over, shower curtain and rail, tiled surround, corner wash hand basin set in vanity cupboard with mixer tap and tiled splash areas, low level w.c., front aspect window.

### **OUTSIDE**

**Front Garden-** An attractively planted area with space for a small table and chairs, stocked beds and 2x parking spaces.

**Rear Garden-** A deceptively spacious garden with covered utility/workshop area adjacent to the kitchen. The garden is separated into areas including a secluded seating area with pathway leading to a further paved area with timber shed.

**Garage-** Located to the front of the property, recently re-built in 2022 with up and over door and parking in front.







## Location...

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**Ringmer** is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy and also two public houses within the village, and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty wildlife pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Eastbourne and Tunbridge Wells

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes



Tenure - Freehold

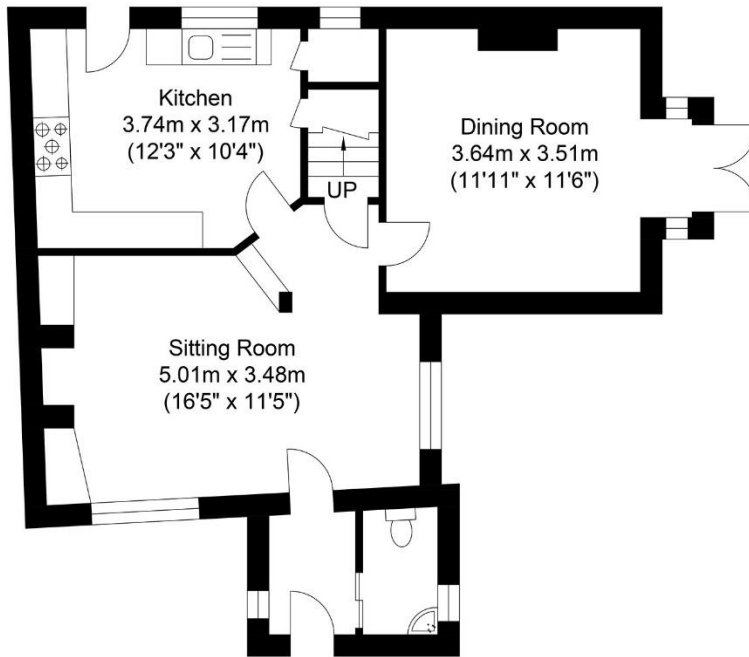
Gas central Heating (New Boiler 2022)

EPC Rating - D

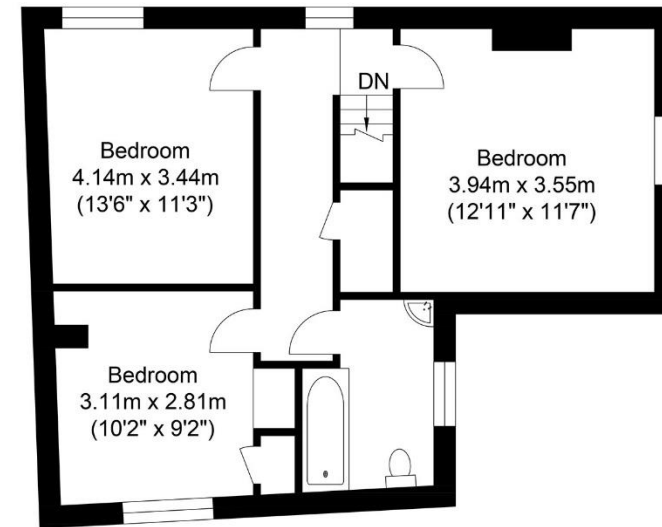
Council Tax Band - D

**For further enquiries or to arrange a viewing,  
please contact the office on 01273 407929**





Ground Floor  
Approximate Floor Area  
636.57 sq ft  
(59.14 sq m)



First Floor  
Approximate Floor Area  
485.02 sq ft  
(45.06 sq m)



Approximate Gross Internal Area = 104.20 sq m / 1121.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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