



£600,000 offers in excess of  
"Sunnyside Cottage", Shelley Road, Ringmer, East Sussex, BN8 5QR

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## Overview...

A truly great opportunity to purchase an older style individual detached bungalow located in the heart of this sought after vibrant village yet occupying a peaceful location.

This attractive detached home has been refurbished to a high standard and boasts beautifully presented accommodation including an enclosed entrance porch with utility room, entrance hall leading to two double bedrooms both overlooking the gardens and a beautifully designed bathroom with period style suite including a freestanding roll top bath.

The newly fitted kitchen boasts light coloured shaker style units, a butler style sink and matching Metis slimline work surfaces and is flooded with natural light from the large window. This leads to the generous feature triple aspect sitting room which boasts vaulted ceilings, painted ceiling timbers and double doors opening onto the garden.

The property sits on a good size plot which is mainly laid to lawn and offers driveway parking for 2-3 cars.

VIEWING RECOMMENDED





# The property...

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## ACCOMMODATION

**Entrance Porch-** Attractive composite stable door, side aspect double glazed window, utility room, part panelled wall, stripped and finished wood floor.

**Entrance Hall-** Stripped and finished wood floor.

**Bedroom-** A light and peaceful double room with side aspect double glazed window overlooking the rear garden, stripped and finished wood floor.

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**Bathroom-** Fitted with an attractive white period style suite comprising a freestanding roll top, ball and claw foot bath with a Victorian style mixer tap and shower over, shower curtain and rail, white pedestal wash hand basin with matching chromed taps, low level w.c., heated towel rail, part wood panelled walls, tiled floor, rear aspect double glazed window.

**Kitchen-** A lovely bright kitchen, refitted with a range of light coloured shaker style units with matching Metis slimline work surfaces and upstands, ceramic sink with adjacent period style taps, four burner stainless steel gas hob with matching oven below and cooker hood over, good size side aspect double glazed window, stripped and finished wood floor.

**Sitting Room-** A generous triple aspect room with double glazed windows and matching double glazed double doors opening onto the rear garden, attractive vaulted ceiling with painted ceiling timbers, feature full height chimney breast housing black painted fire basket, stripped and finished wood floor.

**Study Area-** Fitted desk, side aspect double glazed window, composite stable door.







## Outside...

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**Driveway-** Shingle driveway offering parking for 2-3 cars, garden shed.

**Garden-** A good size plot, enclosed by fencing with areas of lawn to two sides and stocked borders, specimen trees, generous area of shingle to the front and side providing plenty of space for table and chairs, outside tap, gated access.



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





## Location...

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**Shelley Road** is located in the heart of the sought after village of Ringmer. The village boasts a parade of local shops including a café, butchers, bakery, Morrisons convenience store, Local beauty salon, selection of take aways, vets, pharmacy, and modern health hub.

Within the village there is also a popular coffee shop and three public houses, two within the village and a third in a more rural position, all offering a selection of dining and location.

**Sunnyside Cottage** occupies a quiet, tucked away location, close to pathways that lead to the Village Green and local parade of shops in Springett Avenue.

The village boasts both a primary and secondary school and benefits from numerous footpaths and a cycle path linking Lewes and Ringmer together.

There are many well supported sports clubs, including football, cricket, stoolball and bowls with more leisurely pursuits held at the village hall.



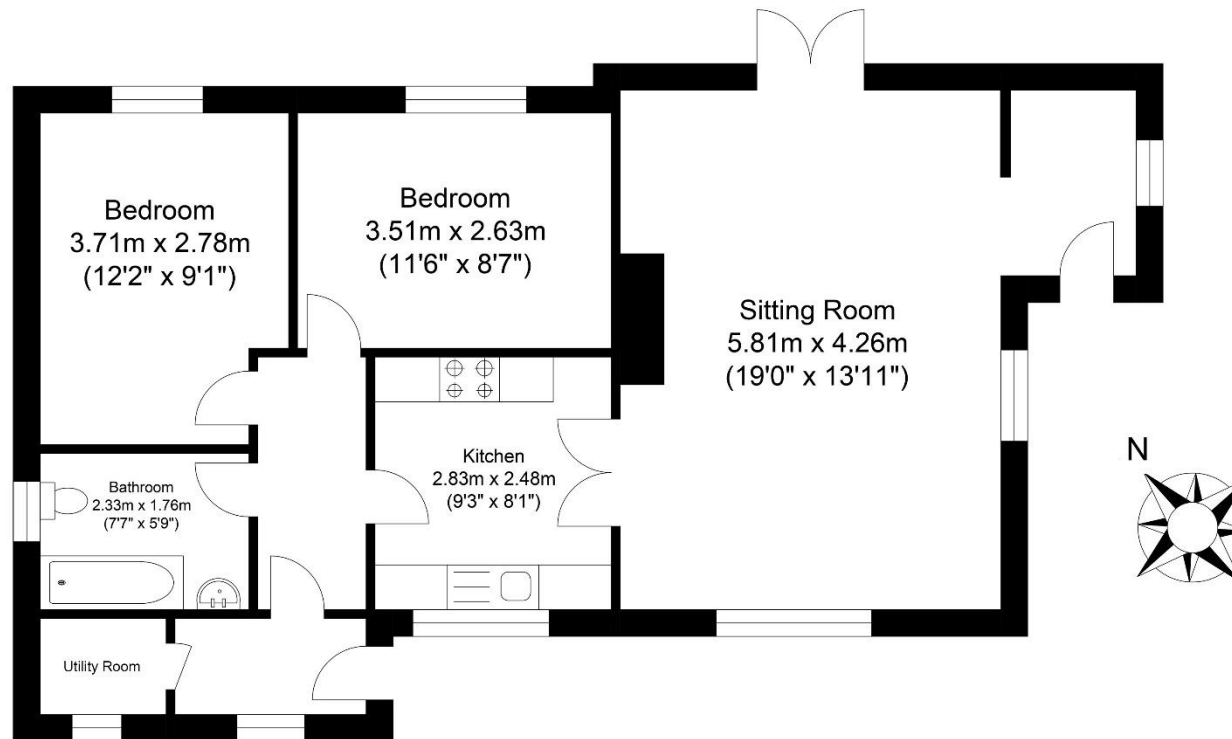
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C





### Approximate Floor Area

734.42 sq ft  
(68.23 sq m)

Approximate Gross Internal Area = 68.23 sq m / 734.42 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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