



£600,000 o.i.e.o.

21 Kings Road, Ringmer, East Sussex, BN8 5FS

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Overview...

A wonderful example of this beautifully presented four Bedroom, two Bathroom detached home which was constructed approximately 3 years ago by Bovis Vistry. This super home is situated in an enviable private position on the development, overlooking a small pond and open fields.

Features of this fantastic home are an upgraded contemporary fitted Kitchen/Breakfast Room with additional units and quartz worktops, generous Lounge/Dining Room with double doors to the garden and a Ground Floor Cloakroom.

Upstairs there are 4 Bedrooms, three of which are comfortable double bedrooms. A Modern Family Bathroom and EnSuite Shower Room to the principal bedroom.

Outside, there is a good size landscaped garden and a Driveway providing off street parking for 2 vehicles leading to a Garage.



The property...

ACCOMMODATION

Entrance Hall- A spacious entrance hall with stairs to the first floor, high quality LVT flooring. doors to all rooms.

Cloakroom/W.C.- Fitted white low level W.C., pedestal wash hand basin with chromed mixer tap and tiled splash panel, high quality LVT flooring, obscured double glazed window.

Sitting Room- A wonderful light and spacious room with dual aspect double glazed windows and matching double doors opening onto the garden, cupboard, high quality LVT flooring..

Kitchen/Dining Room- A beautifully presented light and bright dual aspect kitchen, fitted with a extensive range of light fronted wall and base cupboards, upgraded quartz worktops with under counter stainless steel 1.5 bowl sink and adjacent chromed mixer tap, integrated ceramic induction hob with matching quartz splash panel and stainless steel chimney style cooker hood over, eye level double oven, integrated fridge/freezer, washing machine and dishwasher, matching central island, dual aspect double glazed twin windows filling the room with natural light, high quality LVT flooring.

First Floor Landing- Hatch to loft space, linen cupboard.

Bedroom- A good size double room with wonderful views over open fields through the twin front aspect double glazed windows, range of fitted wardrobes with mirror sliding doors.

Ensuite Shower- Fitted white shower cubicle with tiled surround and sliding door, wash hand basin set in vanity unit with chromed mixer tap, low level W.C., side aspect obscured double glazed window, chromed heated towel rail, high quality LVT flooring.





Property and Outside...

Bedroom- A bright double room with views over open fields through the three dual aspect double glazed windows, double fitted wardrobe with mirror sliding door.

Bedroom- Side aspect double glazed window.

Bedroom- Front aspect double glazed window.

Bathroom- Fitted with a contemporary white suite comprising a panel enclosed bath with mixer tap and shower attachment, tiled walls and tempered glass screen, pedestal wash hand basin with chromed mixer tap, low level W.C., chromed heated towel rail, high quality LVT flooring, obscured double glazed window.

OUTSIDE

Garden- Not overlooked and enclosed by brick walling, mainly laid to lawn with an area of paved patio and further area under an attractive pergola, raised flower beds, gated side access.

Garage- Approached via a block paved driveway with parking for 2 cars, up and over door, power and light.





Location...

Kings Road forms part of a modern development constructed within the last three years by Bovis Homes. The development boasts direct access to scenic walks and easy access to The Village Green with wildlife pond and children's playground.

Ringmer – 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, bowels, and cricket and more leisurely activities are held at the village hall where there is now also a local library.

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

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



Tenure – Freehold

Remaining NHBC – Approximately 7 years remaining

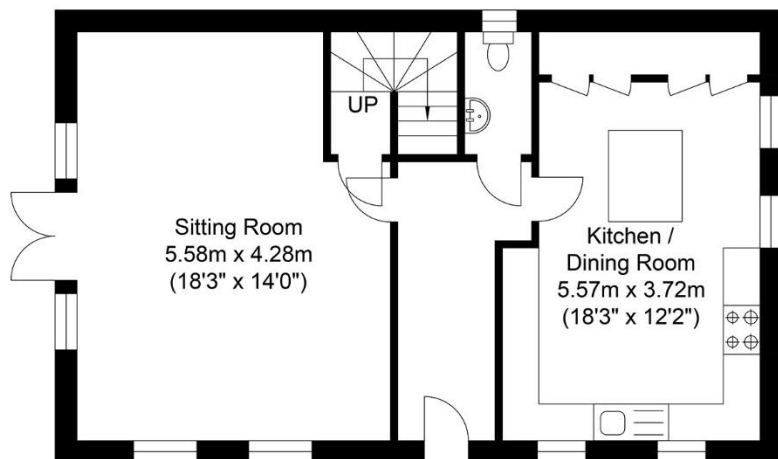
Resident Association Charge – £440.00 p.a.

Gas central Heating – Double Glazing.

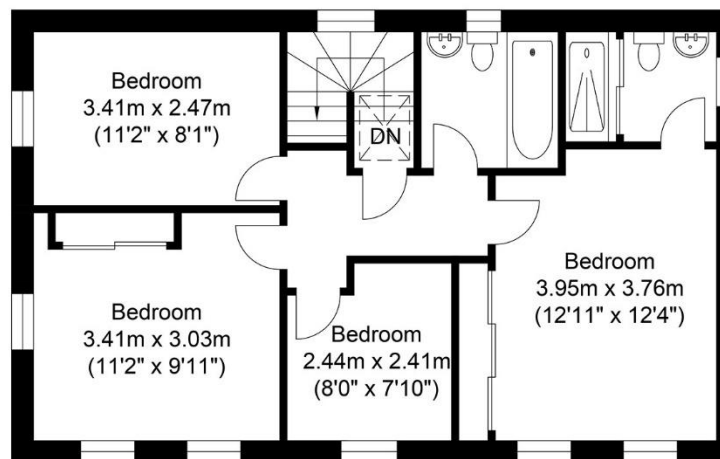
EPC Rating – B

Council Tax Band – F

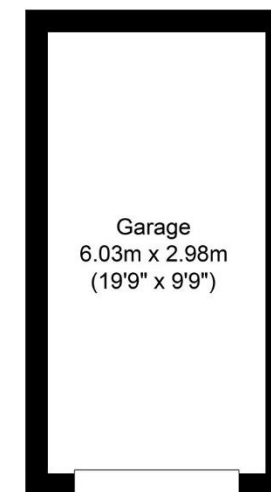
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
560.47 sq ft
(52.07 sq m)



First Floor
Approximate Floor Area
560.47 sq ft
(52.07 sq m)



Garage
Approximate Floor Area
193.42 sq ft
(17.97 sq m)



Approximate Gross Internal Area (Excluding Garage) = 104.14 sq m / 1120.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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