



£475,000 offers in excess of
3 Hayes Close, Ringmer, East Sussex, BN8 5HN

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Overview...

We are pleased to market for sale this particularly well presented, extended 3 Bedroom Family Home situated in a popular cul de sac in the village of Ringmer.

The 1,118 sq ft home features a modern Kitchen/Breakfast room and a through Sitting Room/Dining Room measuring an enviable 23ft. There is also a Ground Floor Cloakroom completing the ground floor accommodation.

Upstairs there are 3 generously sized Bedrooms each with fitted wardrobes and a modern family Bathroom.

Outside we find a generously sized rear garden, and a Garage and Driveway.

Whilst the property has already been extended, subject to the necessary permissions and consents we do feel there is further potential to extend to the side and or to complete a loft conversion as others have already done so in the street.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor landing, doors to principal rooms. Fitted cloaks cupboard.

Kitchen Breakfast Room- Modern fitted kitchen finished in a gloss cream designed and complemented by a dark wood look worksurface and mosaic tiled splashbacks. A pair of windows provide views over the rear garden and a door provides access to the outside.

Sitting/Dining Room- Measuring an impressive 23'9 x 12'11 the through reception benefits from dual aspect light and enjoys views over the front and rear gardens. A glazed door provides access to the garden.

Ground Floor Cloakroom- Modern white suite comprising of wc and wash hand basin. window to the side.

First floor Landing- Painted balustrade over stairs. Linen cupboard, window to the side and white painted doors to principal rooms.

Bathroom- A modern white suite comprising of a bath with shower over, wc and wash hand basin set into a vanity unit. Timeless white tiled surround with a charcoal grout and mosaic border to add colour. Window to the rear and heated towel rail.

Bedroom 1- A generous double bedroom with elevated front and fitted double wardrobe.

Bedroom 2- A double bedroom with rear aspect window overlooking the rear garden. fitted double wardrobe.

Bedroom 3- A comfortable bedroom with elevated views to the front and fitted wardrobe.





Property and Outside...

Garage- Power points and light. Window and pedestrian door to the rear.

Driveway- Providing off street parking to the front of the property.

Rear Garden- A generously sized and mostly level garden. The garden is mostly laid to lawn with a raised flower bed to the rear created from railway sleepers stocked with plants and shrubs. There is a mature tree and the garden is enclosed by fenced boundaries with access to the side.



Title- Freehold

Gas Central Heating - Double Glazing

EPC Rating- D

Council Tax Band- D



Location...

Hayes Close is a cul de sac located within easy walking distance of the centre of Ringmer which is just 2 miles East of the historic market town of Lewes.

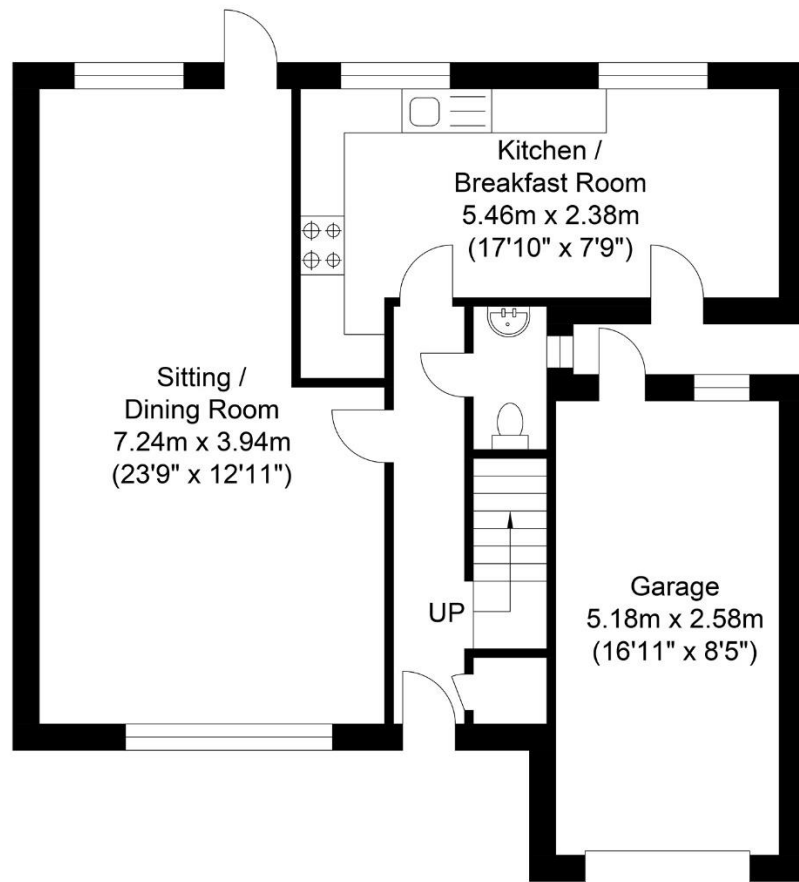
Ringmer boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy 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 pond.

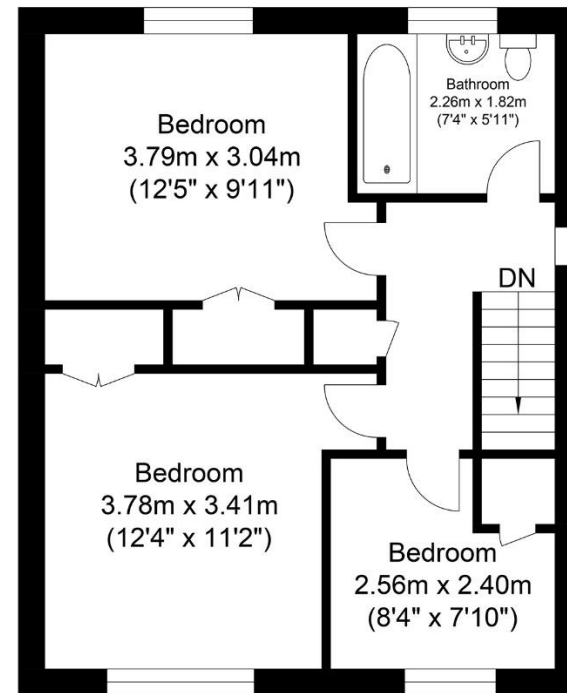
Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells.

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





Ground Floor
Approximate Floor Area
665.20 sq ft
(61.80 sq m)



First Floor
Approximate Floor Area
453.59 sq ft
(42.14 sq m)

Approximate Gross Internal Area (Including Garage) = 103.94 sq m / 1118.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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