



£400,000-£470,000 guide price

24 Danforth Way, Ringmer, East Sussex, BN8 5GF

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Overview...

A great opportunity to purchase a well presented and much loved 3 Double Bedroom, 2 Bathroom, semi detached home in the popular Caburn Fields development in the heart of the village of Ringmer.

The development was constructed in and is superbly located within the heart of the village being within easy walking distance to an excellent choice of shops, public house and the village green complete with children's playground.

The 1,100 sq ft property boasts a good sized Rear Garden and 2 Allocated Parking Spaces.

Inside to the ground floor there is a modern Kitchen Breakfast Room, a 17ft Sitting Room, Ground Floor Cloakroom.

Upstairs there is a Modern Family Bathroom and 3 Double Bedrooms, the principal featuring fitted wardrobes and a wonderful EnSuite Shower Room.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- A light and bright entrance hall with front door, stairs with wooden handrail and painted balustrade leading to first floor, and white painted panelled doors to principal rooms including a cloaks cupboard.

Cloakroom- Modern white suite comprising of a wc and wash hand basin. Window to the front. Modern grey tiled surrounds. Heated towel rail.

Sitting/Dining Room- Measuring a generous 18'x17' and featuring double doors and floor to ceiling windows with views and access to the garden. Fitted cupboard.

Kitchen Breakfast Room- Modern fitted kitchen finished in a timeless white and complimented by grey coloured worksurfaces and teal coloured tiled splashbacks. The kitchen comprises of an excellent array of cupboards and drawers and integral appliances and enjoys views to the front and

First floor Landing- White painted panelled doors to principal rooms. Linen cupboard.

Bedroom 1- A generous double bedroom with fitted wardrobes with mirrored sliding doors. elevated views to the front. Door to;

EnSuite- Modern Shower room with suite comprising of a generously sized shower enclosure with sliding glass door. Wc and wash hand basin set into a vanity unit. Modern tiled surrounds and heated towel rail. Window to the front

Bedroom 2- A double bedroom with elevated views over the rear garden.





Property and Outside...

Bedroom 3- A further double bedroom with elevated views over the rear garden.

Bathroom- A modern suite comprising of a bath with hand held shower attachment, wc and wash hand basin. Modern tiled surrounds and tiled floor.

OUTSIDE

Rear Garden- A landscaped garden featuring a paved patio adjacent to the property. The garden is otherwise laid to lawn and enclosed by fenced boundaries and well stocked with a number of plants and shrubs.

Off Street Parking - Two allocated off street parking spaces located directly in front of the property.





Location...

Danforth Way - Situated on a new development that is only just approaching three years old.

A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather.



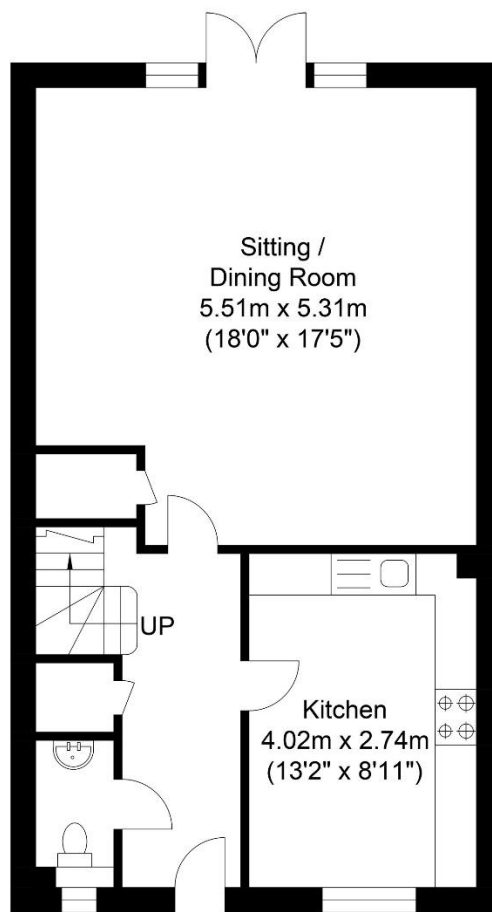
Tenure - Freehold

Residents Association Charge- apx £302 per annum (1.4% share of total development charges)

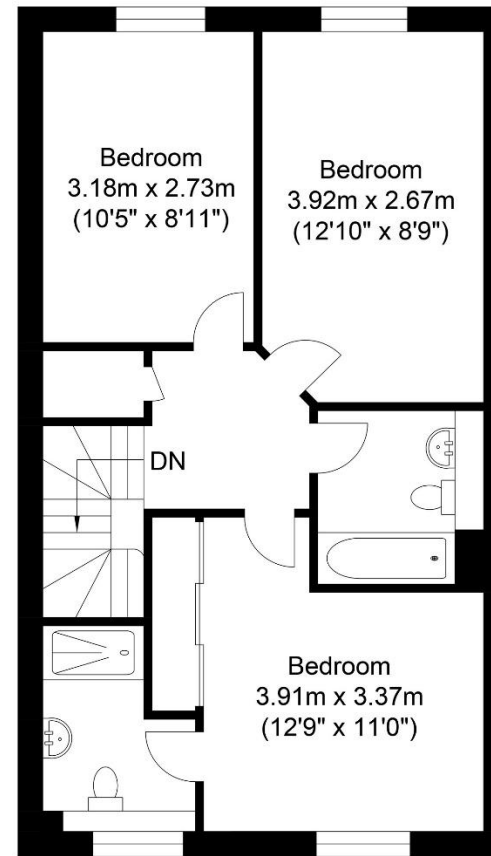
Gas central Heating - Double Glazing.

EPC Rating - B

Council Tax Band - E



Ground Floor
Approximate Floor Area
550.46 sq ft
(51.14 sq m)



First Floor
Approximate Floor Area
550.46 sq ft
(51.14 sq m)

Approximate Gross Internal Area = 102.28 sq m / 1100.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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