



£900,000 offers in excess of
Rest Harrow, Gote Lane, Ringmer, East Sussex, BN8 5HU

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Overview...

A once in a generation opportunity to purchase this Detached, 3 Double Bedroom Bungalow located in one of Ringmers most favourable locations.

Rest Harrow sits well back from the lane which forms the boundary of the South Downs National Park and enjoys some magnificent far reaching views across South Downs.

The extensive gardens are a true feature of this circa 0.6 acre plot, wrapping around the 1,647 sq ft residence to all sides.

Inside we find 3 Double Bedrooms, a Bathroom, and two Cloakrooms, along with an 18ft Sitting Room, Dining Room, Kitchen Breakfast Room and a Utility Room.

The property would benefit from updating and modernisation and subject to the necessary permissions and consents, we feel offers further potential to develop into a larger family home or bungalow in this wonderful position.

VIEWING HIGHLY RECOMMENDED



The property...

Entrance Hall- A generously sized, welcoming entrance hall. Front door, fitted cupboard and doors to principal rooms. Windows to the front.

Sitting Room- A generously sized sitting room boasting magnificent far reaching views across farmland and the South Downs National Park. The reception room features a fireplace and door to;

Dining Room- A dual aspect reception room with beautiful views of the local countryside and the South Downs. Door to;

Kitchen Breakfast Room- Finished in a beech wood design and offering an excellent array of cupboards and drawers. The kitchen enjoys views over the extensive rear garden and a door opens to;

Utility Room- Fitted kitchen cupboards with space for appliances. Floor mounted boiler and stainless steel sink. Views of the rear garden and door provides access to the rear garden. Fitted cupboards, and door to Entrance Hall and;

Cloakroom- Suite comprising of wc and wash hand basin, window to the rear.

Bathroom- Suite comprising of a bath with electric shower over, wash hand basin and tiled surrounds. Frosted window to the rear.

Second Cloakroom- Suite comprising of wc and corner wash hand basin. Window to the rear.

Bedroom 1- A generous double bedroom with dual aspect views over the garden.

Bedroom 2- A further double bedroom enjoying dual aspect views over the countryside and South Downs. Fitted wardrobe with double doors.

Bedroom 3- Another double bedroom with views over the garden. Fitted wardrobes.





Outside...

Garage- Brick built with sliding garage doors. Window and pedestrian door to the side. Power points, light and water tap.

Driveway- Providing extensive off street parking with a turning area and leads to the Garage.

Front Garden- Set well back from the lane, the front garden is extensive. Mostly laid to lawn, specimen trees and enclosed by a mature hedgerow.

Rear Garden- An extensive rear garden which is mostly level and laid to lawn with a number of mature apple trees. The garden wraps around the property to all sides and is enclosed by fenced and hedged boundaries.

The property offers a fantastic opportunity to modernise a detached 1,647 sq ft bungalow or subject to the necessary consents and permissions, to potentially develop into a larger family home.





Location...

Gote Lane is arguable Ringmer's premier location the lane provides easy access to the local countryside and forms the boundary of the village to the South Downs National Park which lies opposite the property.

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, bowls, 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

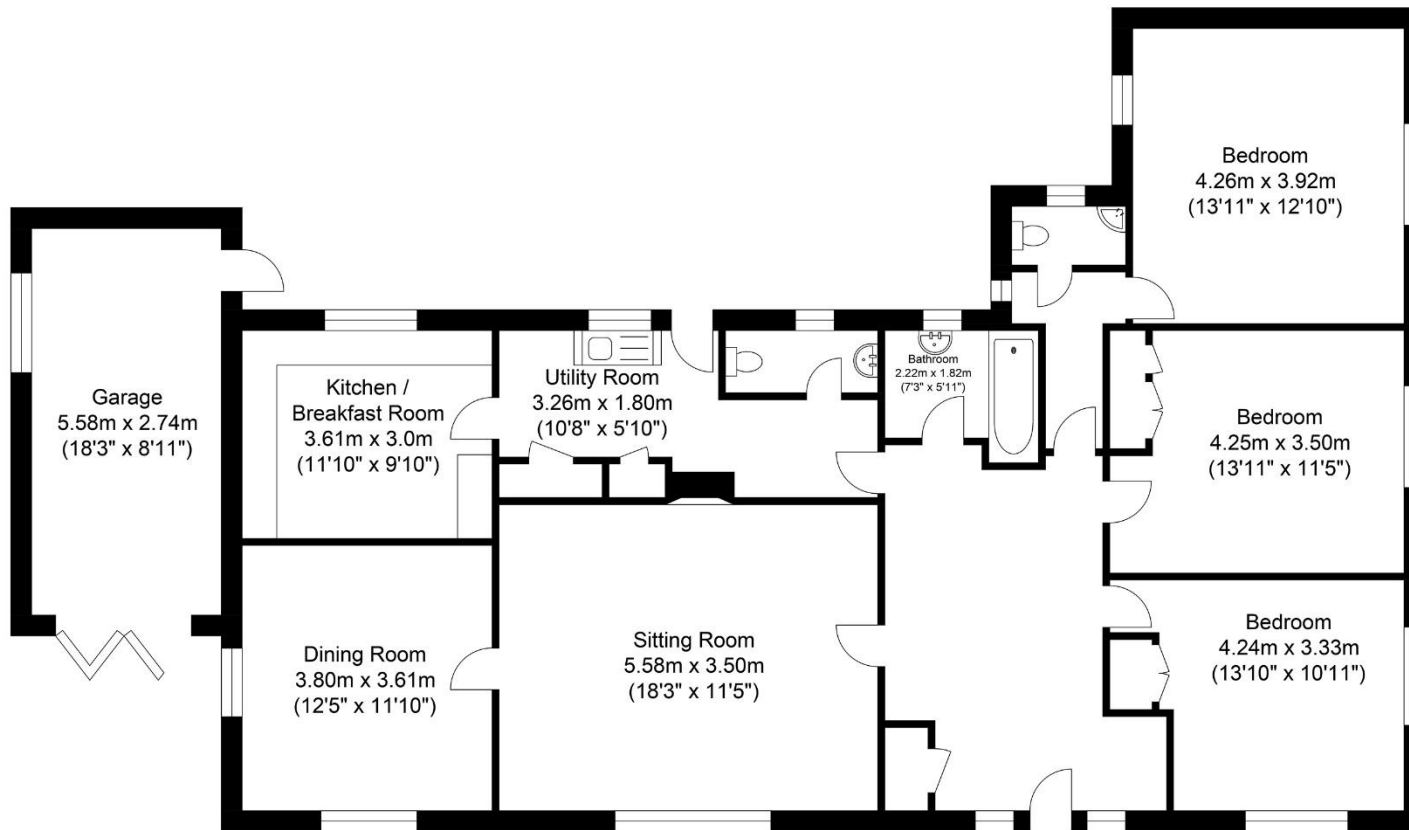


Tenure - Freehold

Oil fired central heating - Double glazing, installed circa 2016 - cavity wall insulation

EPC Rating - TBC

Council Tax Band - F



Ground Floor
 Approximate Floor Area
 1647.20 sq ft
 (153.03 sq m)

Approximate Gross Internal Area (Including Garage) = 153.03 sq m / 1647.20 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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