



£380,000-£400,000 guide price

2 Mill Path, Ringmer, East Sussex, BN8 5JH

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Overview...

A great opportunity to purchase this extended, two bedroom older style semi-detached home situated in a quiet position within easy reach of the village centre and the South Downs National Park.

Situated on a good size plot near the end of a quiet lane, this great family home has been extended on the ground floor to offer a spacious kitchen/dining room with direct garden access. This floor also boasts an entrance hall and a good size front aspect sitting room which overlooks the enclosed front garden.

The first floor offers a good size landing with built-in airing cupboard, 2 double bedrooms and a larger than average bathroom.

Outside, the property is set back from the lane with an enclosed front garden and good size rear garden with area of timber decking and timber shed.

NO CHAIN



The property...

ACCOMMODATION

ENTRANCE HALL- Front door, stairs to first floor, door to-

SITTING ROOM- A good size room with front aspect double glazed leaded light effect windows overlooking the enclosed front garden, further side aspect window, decorative fire surround and ceiling timbers.

DINING ROOM- Plenty of room for a good size family table, opening to-

KITCHEN- Fitted with a comprehensive range of flush fronted wood effect wall and base cupboards, matching worktops with inset sink, space for freestanding range style cooker, tiled splash areas, space for under counter washing machine, rear aspect double glazed leaded light effect windows overlooking the rear garden, door to side access.

FIRST FLOOR LANDING- Rear aspect double glazed window, built-in airing cupboard.

BEDROOM- A good size double bedroom with front aspect double glazed leaded light effect window overlooking the rear garden, built-in wardrobe with sliding doors.

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BATHROOM- A larger than average bathroom, fitted with a white suite comprising a pine panel enclosed bath with shower over and glass shower screen, chromed mixer tap and hand-held shower attachment, pedestal wash hand basin with chromed taps, low level W.C., tiled walls, side aspect double glazed window, wood flooring.





Outside...

FRONT GARDEN- Accessed via a gate from the lane, mainly laid to lawn with mature hedges, pathway to the front door and side access.

REAR GARDEN- Mainly laid to lawn and enclosed by hedging, area of raised timber decking, shed.



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



Location...

MILL PATH- is a quite unmade lane serving a number of similar properties and is conveniently located offering easy access to the village centre and open countryside of the South Downs National Park.

RINGMER- is a desirable and picturesque village which offers all the charms of village life. There is a good range of leisure activities including a village hall, playing field and historic 13th Century Parish church, two village pubs, the "Greenman" and "Anchor Inn".

RINGMER is a large desirable and picturesque village just 2 miles East of Lewes. The village boasts a historic 13th century church and both primary and a secondary schools 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, a coffee shop and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.



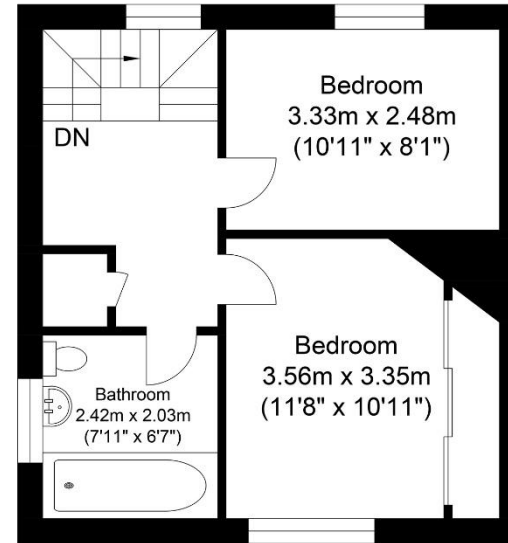
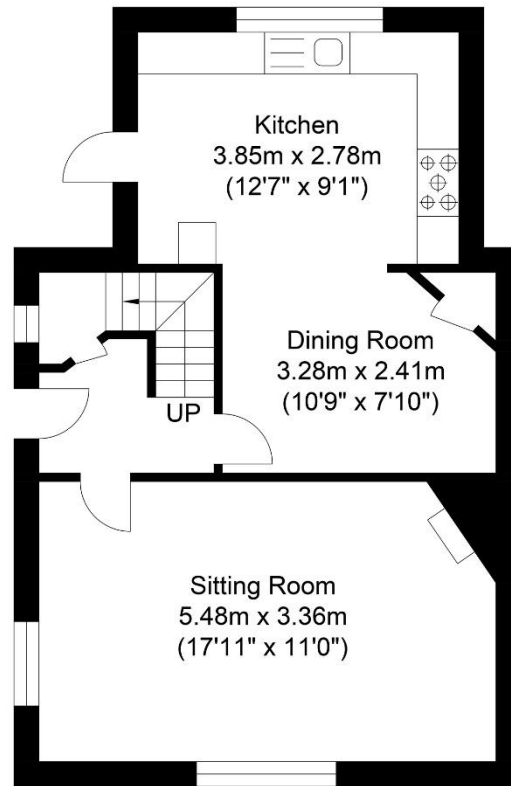
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C

VIEWING RECOMMENDED



Ground Floor
Approximate Floor Area
465.64 sq ft
(43.26 sq m)

First Floor
Approximate Floor Area
346.27 sq ft
(32.17 sq m)

Approximate Gross Internal Area = 75.43 sq m / 811.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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