



£375,000 offers over

23 Oakmede Way, Ringmer, East Sussex, BN8 5JL

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# Overview...

A great 3 bedroom family home offering spacious accommodation with enclosed rear garden and garage. This super home sits at the end of Oakmede Way, a sought after cul-de-sac within easy reach of Ringmer village centre and boasts a convenient personal gate which opens onto the Lewes Road and convenient bus links.

Accommodation in brief comprises a entrance hall with stairs to the first floor, spacious front aspect sitting room with chimney breast and cast iron log burner, dining room with direct garden access opening to a modern fitted kitchen overlooking the rear garden. Upstairs there are three bedrooms and a modern refitted bathroom.

Outside, the property is well set back from the road with parking to the front and lawned garden while the rear garden is mainly lawned with an area of timber decking and gated rear access.

The garage can be located in a nearby block of three with parking to the front.

VIEWING RECOMMENDED





# The property...

## ACCOMMODATION

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

**SITTING ROOM-** A good size room with large front aspect double glazed window overlooking the front garden, chimney breast housing a cast iron log burner, understairs cupboard, opening to-

**DINING ROOM-** Rear aspect double glazed sliding patio doors opening onto the rear garden.

**KITCHEN-** Fitted with a comprehensive range of wall and base cupboards, contrasting worktops with inset single bowl single drainer stainless steel sink with adjacent swan neck mixer tap, 4 ring ceramic hob with oven below and stainless steel chimney style cooker hood over, attractive tiled splash areas, spaces for tall fridge/freezer and under counter washing machine, rear aspect double glazed window overlooking the rear garden.

**FIRST FLOOR LANDING-** Hatch to loft space.

**BEDROOM-** A good size double room with front aspect double glazed window overlooking the front garden, built-in double wardrobe.

**BEDROOM-** A double room with rear aspect double glazed window overlooking the rear garden, built-in wardrobe cupboard.

**BEDROOM-** Front aspect double glazed window, overstairs built-in cupboard.

**BATHROOM-** Refitted white suite comprising "P" shaped bath with shower over and glass shower screen, wash hand basin set in vanity unit with chromed mixer tap, low level W.C., tiled walls, obscured double glazed window.







## Outside...

**FRONT GARDEN-** A good size garden, mainly laid to lawn with pathway to the front door and lockable bin/store cupboard.

**PARKING SPACE-** To front for 1 car.

**REAR GARDEN-** A generous garden, mainly laid to lawn with area of timber decking adjacent to the house and further decking to the end, timber fence enclosed with gated rear access providing direct access to the Lewes Road and nearby bus stop.

**GARAGE-** 1 small block close by with up and over door. Parking space to the front.



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





## Location...

**Oakmede Way** is a peaceful cul-de-sac of similar properties built at a similar time and enjoys easy level access to the village centre with its parade of local shops, Doctors Surgery and Pharmacy.

**Ringmer-** 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.

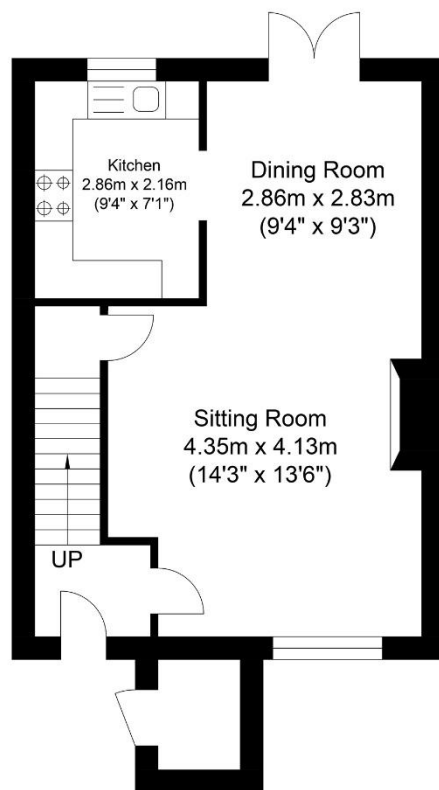
The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far reaching views to the River Ouse, the Ashdown Forest and across Lewes.

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.

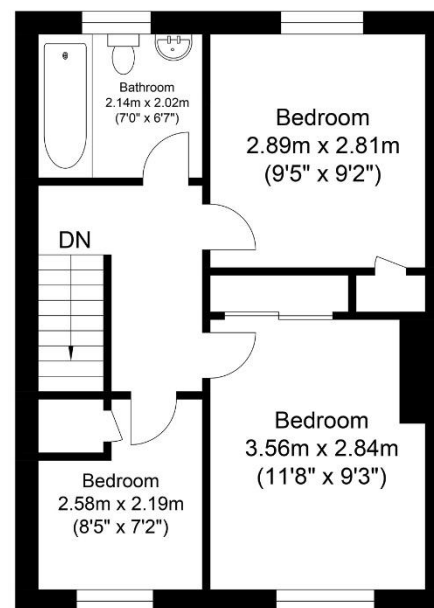


Tenure - Freehold  
Gas central Heating  
Double Glazing  
EPC Rating - D  
Council Tax Band - C

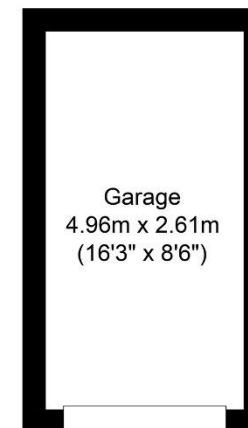




Ground Floor  
Approximate Floor Area  
420.86 sq ft  
(39.10 sq m)



First Floor  
Approximate Floor Area  
400.52 sq ft  
(37.21 sq m)



Garage  
Approximate Floor Area  
139.93 sq ft  
(13.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 76.31 sq m / 821.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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