



Guide Price **£525,000-£550,000**

14 Kings Road, Ringmer, East Sussex, BN8 5FS

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A wonderful example of an extremely well cared for and improved modern detached home, presented in showroom condition.

The 4 Bedroom, 2 Bathroom home was completed approximately 3 years ago by Bovis Vistry. The property occupies a generous corner plot which has allowed for many of the rooms to be of dual aspect.

The property features a modern Kitchen Diner, generously sized Sitting Room with double doors to the garden and a Ground Floor Cloakroom.

Upstairs there are 4 Bedrooms, three of which are comfortable double bedrooms. A Modern Family Bathroom and EnSuite Shower Room to the principal bedroom.

Situated on a corner plot has meant the gardens wrap around the property to three sides. There is a Driveway providing off street parking for 2 vehicles leading to a detached Garage.



The property...

Entrance Hall - Surprisingly spacious with stairs rising to first floor landing. Doors to principal rooms;

Sitting Room - Measuring a generous 18'2 x 13'11 the dual aspect Sitting Room enjoys views and access over the garden.

Kitchen / Dining Room - Modern fitted kitchen finished in a soft grey and complimented by dark grey worksurfaces. The dual aspect room enjoys views to the front and side and provides ample space for dining.

Ground Floor Cloakroom - Modern white suite comprising of wc and wash hand basin.

First Floor Landing - Panelled doors to principal rooms. Linen Cupboard. Window on the stairs to rear aspect.

Bedroom 1 - A double bedroom with fitted wardrobes and views to the front. Door to;

EnSuite Shower Room - Modern suite comprising of a generously sized shower enclosure with glass screen. Wc and wash hand basin. Modern tiled surrounds. Frosted window to side.

Bedroom 2 - A dual aspect double bedroom enjoying views over the garden and the street.

Bedroom 3 - Another double bedroom with elevated views over the garden





Property and Outside...

Bedroom 4 - A good size single bedroom with elevated views over the street.

Bathroom - Modern bathroom suite comprising of bath with shower over, wc and wash hand basin. Modern tiled surrounds.

Garage - Detached and brick built with modern electric roller door. Power points and light.

Driveway - located in front of the Garage and providing parking for two vehicles.

Garden - Landscaped rear garden mostly laid to lawn with a paved terrace adjacent to the property. The garden is of an Easterly aspect and benefits from gated access to the driveway and to the street.

Agents Notes: we are advised by the sellers that the foundations of the patio are suitable to develop a conservatory if desired.





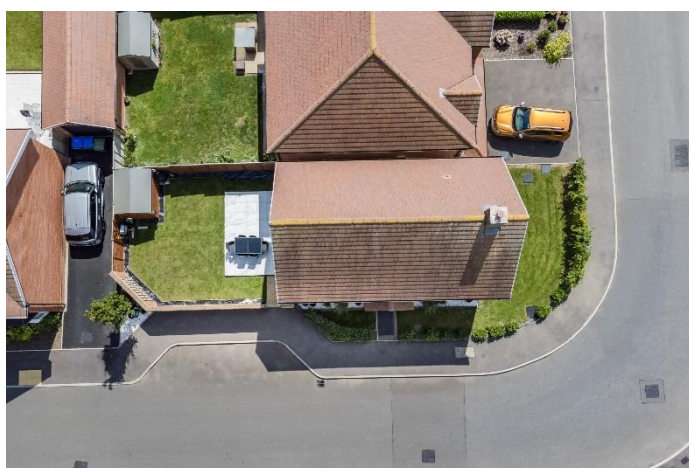
Location...

Kings Road forms part of a modern development created within the last two years by Bovis Homes. The development boasts direct access to scenic walks and easy access to The Village Green with wildlife pond and children's playground.

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, bowels, 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

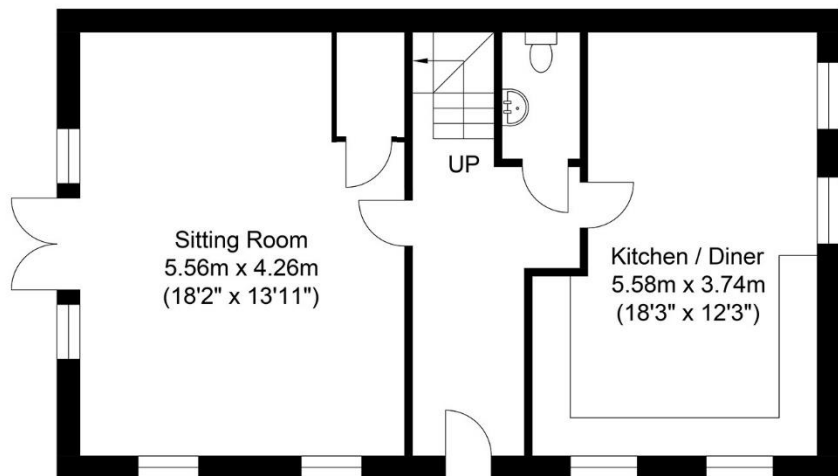
Remaining NHBC - Approximately 7 years remaining

Resident Association Charge - Not yet confirmed but expected to be £25 PCM

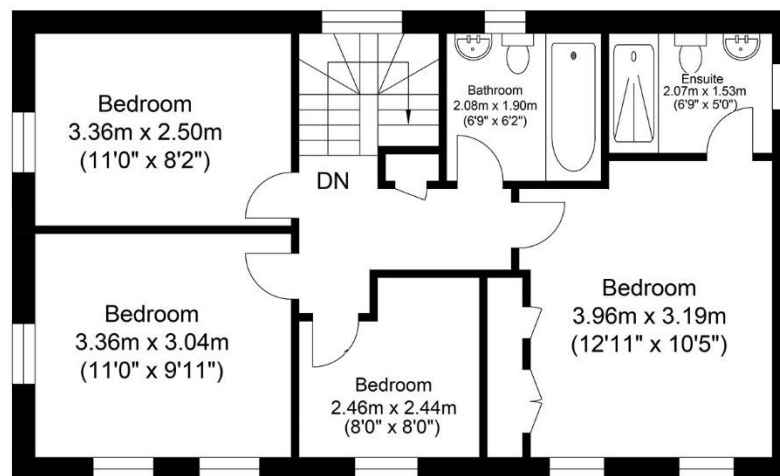
Gas central Heating - Double Glazing.

EPC Rating - B

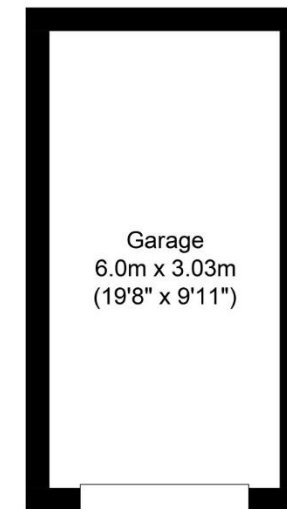
Council Tax Band - F



Ground Floor
Approximate Floor Area
578.77 sq ft
(53.77 sq m)



First Floor
Approximate Floor Area
578.77 sq ft
(53.77 sq m)



Garage
Approximate Floor Area
195.68 sq ft
(18.18 sq m)

Approximate Gross Internal Area (Excluding Garage) = 107.54 sq m / 1157.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947