



£425,000 guide price

36 Craig Meadows, Ringmer, East Sussex, BN8 5FB

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Overview...

A great opportunity to purchase a well presented and updated modern family home. Located in the popular Craig Meadows development in the village of Ringmer.

Situated along a short pathway away from passing traffic this 3 Bedroom semi-detached home is of a rare design for the development, boasting a generously sized Sitting Room and updated Modern Kitchen Dining Room.

The property further benefits from a Ground Floor Cloakroom, 3 Bedrooms and a Modern Family bathroom.

Outside there is a rear Garden and Allocated Parking Space.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor, door to-

Sitting Room- Measuring a generous 15'8 x 11'7 the light and bright reception room enjoys views to the front. Door to;

Kitchen Dining Room- A modern fitted kitchen finished in a mid grey tone and complimented by wood look worksurfaces and white, metro tiled splashbacks. The kitchen offers a range of cupboards and drawers and provides space for appliances. Views over the rear garden. door to rear lobby.

Rear Lobby- A useful back porch with door to rear garden. Because there is a gate in the rear garden which leads to the Allocated Parking Space this provides a helpful shortcut back to the property.

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

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

Bathroom- A light and bright modern suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin. Timeless white tiled surrounds and walls at half level. window to the front.

Bedroom 1- A generously sized double bedroom with elevated views over the rear garden and tree line beyond.

Bedroom 2 - Another generous double bedroom with elevated views to the front.

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





Outside...

Allocated Parking Space- Located to the side of the property and accessible via the rear. A garden gate provides a helpful shortcut back to the property.

Rear Garden- Mostly paved providing an excellent area for alfresco dining and entertaining. Raised flower bed created from railway sleepers. The garden is enclosed by fenced boundaries and a garden wall. Gated access to the side.



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



Location...

Craig Meadows - Constructed circa 2006 by David Wilson Homes, Craig Meadows has been a popular development offering easy access to Lewes and a relatively level walk to the local shops in Ringmer. The development benefits from an under 5's children's playpark and a pathway that runs alongside the local countryside providing wonderful views of evening sun sets.

Ringmer - Considered to be one of the largest villages in East Sussex; has a great sense of community and plenty to offer those who want to take part, yet peaceful enough to enjoy the more rural surroundings, for those that prefer the quieter village lifestyle.

The village boasts both a primary and a secondary school.

In the heart of the village lies a parade of shops, as well as a Morrisons "Daily" housing a Post Office. Life in Ringmer is reassured with the benefits of a Health Centre and pharmacy. Socially, the village has 2 popular public houses and many sports and leisure clubs.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Eastbourne and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

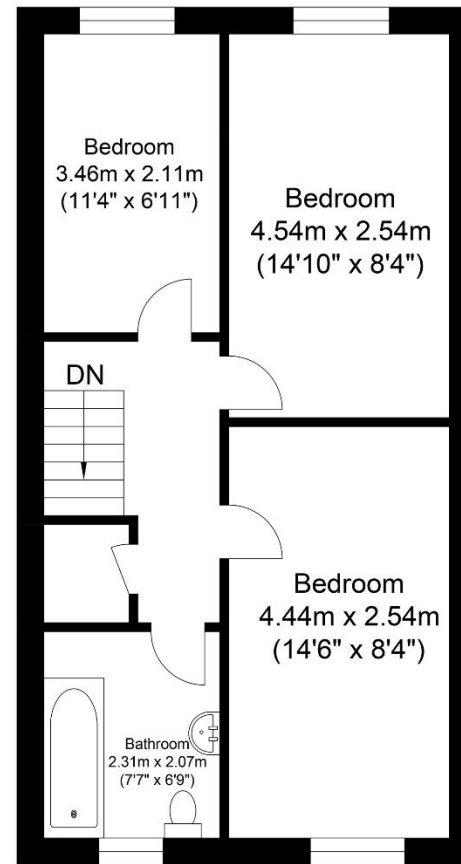
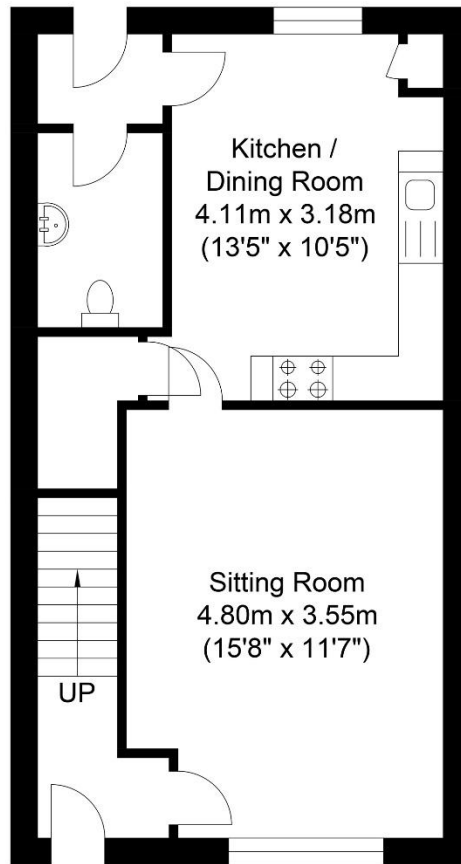
Tenure - Freehold

Residents Association Charge - £**** per annum

Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - D



Ground Floor
Approximate Floor Area
443.47 sq ft
(41.20 sq m)

First Floor
Approximate Floor Area
443.47 sq ft
(41.20 sq m)

Approximate Gross Internal Area = 82.40 sq m / 886.94 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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