



£399,950 freehold

North Road, Ringmer, East Sussex, BN8 5HT

**MANSELL
McTAGGART**
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The property...

A great opportunity to purchase this wonderful Victorian cottage which boasts a surprisingly large lawned rear garden and is situated in the heart of Ringmer village, overlooking Cheyney Field to the rear and the village green to the front.

This super character home is offered in great order throughout having been well maintained by the current owner and benefits from on-road parking to the front, double glazed windows, gas central heating and a separate brick built shed/workshop.

ACCOMMODATION

SITTING ROOM- A super room with front aspect double glazed sash window overlooking the village green, matching front door, feature fireplace with brick surround housing a cast iron multi fuel stove, oak flooring, opening to-

KITCHEN/BREAKFAST ROOM- Fitted with an extensive range of shaker style wall and base cupboards, roll edge worktops with stainless steel sink and adjacent mixer tap, 4 burner gas hob with tiled splash areas, eye level oven, space for tall fridge/freezer and washing machine, rear aspect double glazed window overlooking the rear courtyard and matching double glazed stable door, oak flooring, stairs to first floor-

FIRST FLOOR LANDING- Hall cupboard, doors to bedrooms and bathroom.

BEDROOM- A good size double room with front aspect double glazed sash window overlooking the village green, inset cast iron fireplace with brick hearth, built-in wardrobe, stripped floorboards.

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, wash hand basin set in a vanity cupboard, low level W.C., rear aspect double glazed window.





Property & Outside...

ATTIC ROOM/BEDROOM- * Please note that this room has restricted headroom in parts. Rear aspect double glazed window, double glazed roof window, raised area.

OUTSIDE

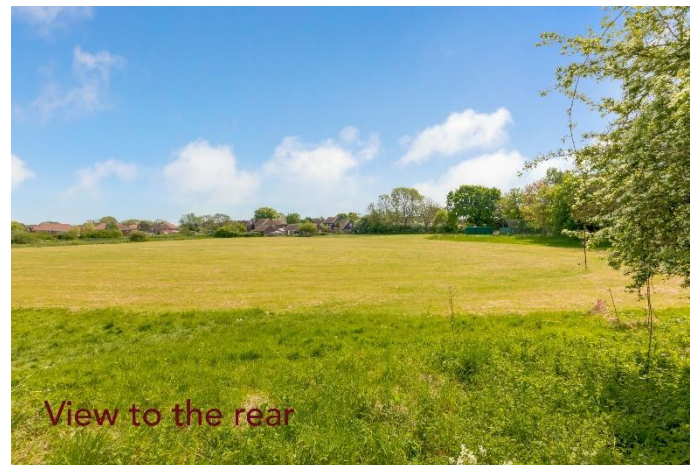
REAR COURTYARD- Block paved with area laid to lawn.

WORKSHOP/STORAGE- Brick built with power and light, window.

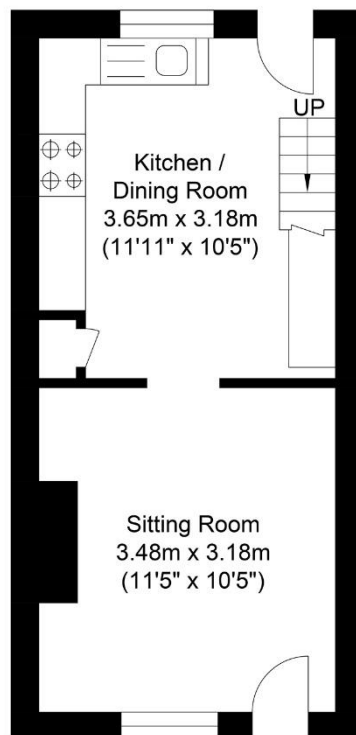
REAR GARDEN- A super garden, mainly laid to lawn and enclosed by fencing and mature hedging, patio area, **Summer House**.

Gas central heating
Double glazing
EPC Band- D
Council Tax Band- C

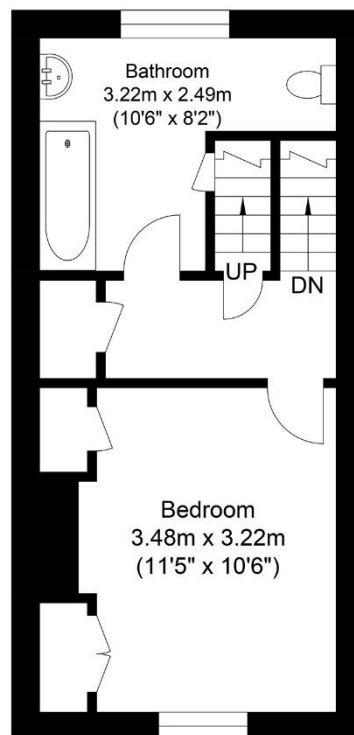
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



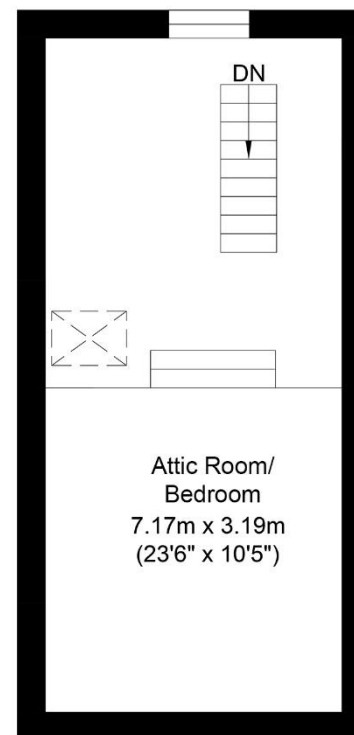
View to the rear



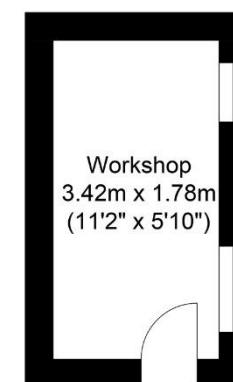
Ground Floor
Approximate Floor Area
248.64 sq ft
(23.10 sq m)



First Floor
Approximate Floor Area
248.64 sq ft
(23.10 sq m)



Second Floor
Approximate Floor Area
248.64 sq ft
(23.10 sq m)



Outbuilding
Approximate Floor Area
65.55 sq ft
(6.09 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 69.30 sq m / 745.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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