



£375,000 - £400,000 guide price

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

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The property...

Oakmede Way is a popular cul de sac in the heart of the Village of Ringmer. The bungalow has been vastly improved in recent times boasting a modern kitchen and bathroom and is within relatively level walking distance of a parade of local shops, doctors surgery, pharmacy and public house and also the village Green and village hall.

ENTRANCE PORCH - A useful porch with space for coats and shoes. Double Glazed windows and front door opens to;

ENTRANCE HALL - Fitted Cupboard and Airing Cupboard. Painted doors to principal rooms.

SITTING ROOM- A light bright, freshly decorated, reception room with a pair of windows either side of a double glazed door, which opens to the pretty rear garden.

KITCHEN- Modern fitted kitchen finished in a soft grey and complemented by granite look worksurfaces and timeless metro style tiled splashbacks. The kitchen accommodates space for appliances and comprises of an excellent range of cupboards and drawers. Window and door with views and access to the garden.

BATHROOM- Recently refurbished to a high standard, with a suite comprising of a bath with rainfall shower over and glass screen door, wc and wash hand basin set into a vanity unit. Heated towel rail. Window to the side.

BEDROOM 1- A generously sized double bedroom with fitted wardrobes and views over the front garden

BEDROOM 2 - A comfortable double bedroom with views over the front garden.

GARAGE AND DRIVEWAY- Driveway leading to garage with Garage door to the front, pedestrian door to the side and exiting via the garden. Power points and light.





Property & Outside...

GARDEN- Facing a desirable Southerly aspect, the garden has been landscaped to provide a paved patio created from Indian sandstone. The garden is of a generous size and is otherwise mostly laid to lawn with established flowerbeds full of colour. The garden benefits from gated side access.

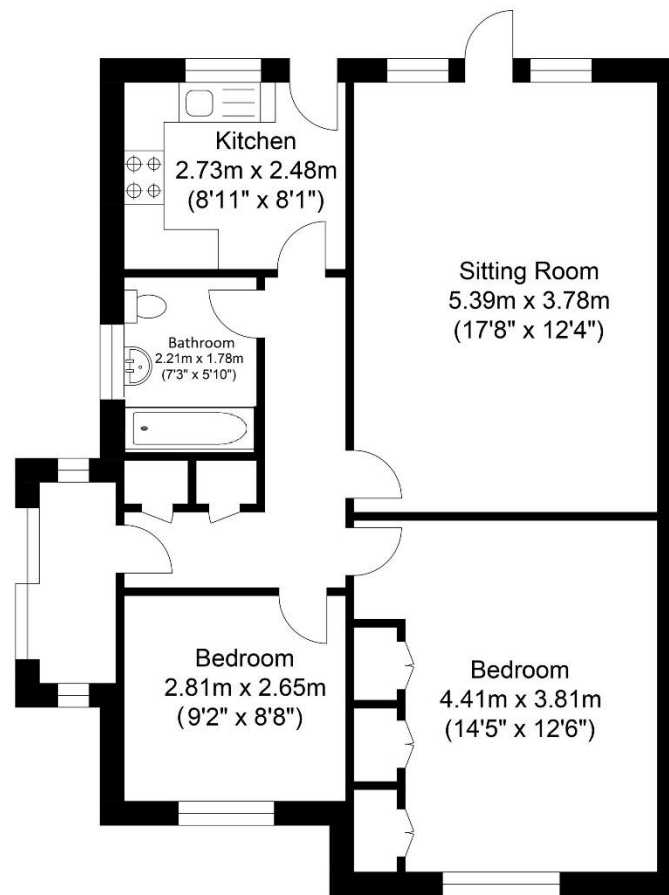
Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy and also two public houses within the village both offering dining services. Ringmer has many sports clubs including football, bowls, 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.

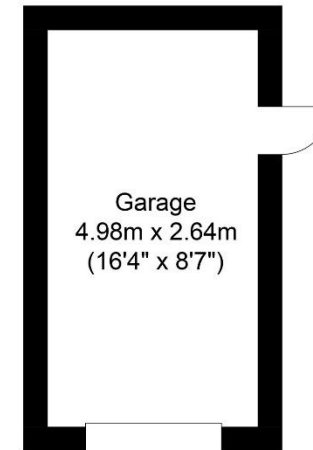
A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes



EPC Band- C - Freehold - Council Tax Band- D



Ground Floor
Approximate Floor Area
714.18 sq ft
(66.35 sq m)



Garage
Approximate Floor Area
141.54 sq ft
(13.15 sq m)

Approximate Gross Internal Area (Excluding Garage) = 66.35 sq m / 714.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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