



£475,000-£500,000 guide price

28 Christie Avenue, Ringmer, East Sussex, BN8 5JT

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Overview...

A most attractive "Georgian" style three bedroom semi detached house with south westerly facing rear garden situated in one of the villages most sought after areas within easy reach of the village green, village centre and South Downs National Park.

This wonderful home has been lovingly maintained by it's current long term owners and boasts bright and spacious accommodation with a lovely modern Shaker Style refitted kitchen, recently refitted bathroom and ground floor W.C. The Central heating is gas fired to radiators and the windows are double glazed throughout.

Outside, there is a bright and sunny low maintenance garden with area of paved patio, a potting shed and garage/workshop

Set back on it's plot, this lovely home is flooded with natural light through the large "Georgian" style windows and boasts an adjacent garage/workshop and driveway parking for approximately three cars.

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



The property...

Entrance Hall- Double glazed uPvc front door, stairs to first floor.

Cloakroom/W.C.- Refitted with a modern white suite comprising a low level W.C., wash hand basin with chromed mixer tap set in vanity cupboard, attractive tiled splash area, obscured double glazed window.

Sitting Room- A lovely bright room with front aspect double glazed full height "Georgian" style bow window, chimney breast with decorative fire surround, coved ceiling, LVT flooring, opening to-

Dining Room- Understairs cupboard, double glazed Georgian style double doors opening onto the garden, LVT flooring.

Kitchen- A contemporary refitted kitchen with a comprehensive range of "Shaker" style wall and base cupboards, contrasting roll edged worktops with inset 1.5 bowl stainless steel sink and adjacent mixer tap, 4 burner gas hob with matching oven below and contemporary cooker hood over, space for fridge, freezer, washing machine and dish washer, rear aspect double glazed window, LVT flooring, double glazed door opening onto the rear patio.

First Floor Landing- A generous family landing with side aspect double glazed window, hall cupboard, hatch to loft space.

Bedroom- A good size double room flooded with natural light through the front aspect full height double glazed "Georgian" style windows, attractive part panelled wall, double built-in wardrobe.

Bedroom- A good size double room with rear aspect double glazed "Georgian" style window overlooking the rear garden, attractive part panelled wall, double built-in wardrobe.





Property and Outside...

Bedroom- A larger than usual single room with Dual aspect double glazed "Georgian" style windows, overstairs cupboard.

Bathroom- Refitted with a contemporary white suite comprising a white panel enclosed bath with shower over and tempered glass screen, attractive tiled walls, wash hand basin set in vanity cupboard with chromed mixer tap, low level W.C. with concealed cistern, tiled floor, chromed heated towel rail, obscured double glazed window.

OUTSIDE

Front Garden- Open aspect and laid to lawn with driveway leading to the garage. Parking for 3+ cars.

Garage/Workshop- Double doors, power and light.

Rear Garden- Southwest facing with low maintenance decking, area of paved patio adjacent to the rear of the property, timber potting shed, fence enclosed with gated side access.





Location...

Christie Avenue is a sought after no-through-road which boasts access via a nearby twitten to the Village Green which hosts of the village Cricket team and pavilion, a wildlife pond and children's playground. Across from the village green is one of two village pubs and the parade of local shops.

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, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

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



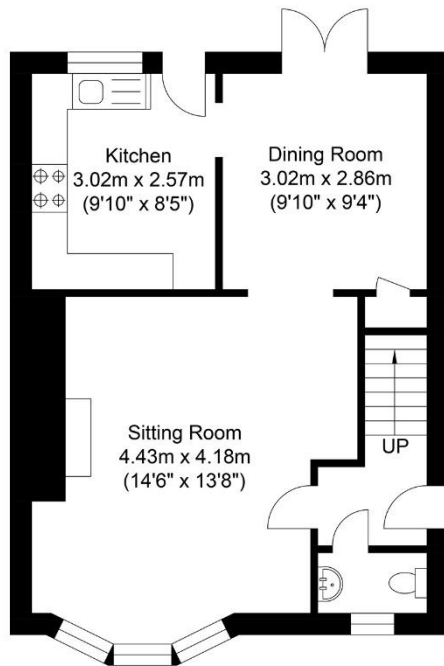
Tenure - Freehold

Gas central Heating

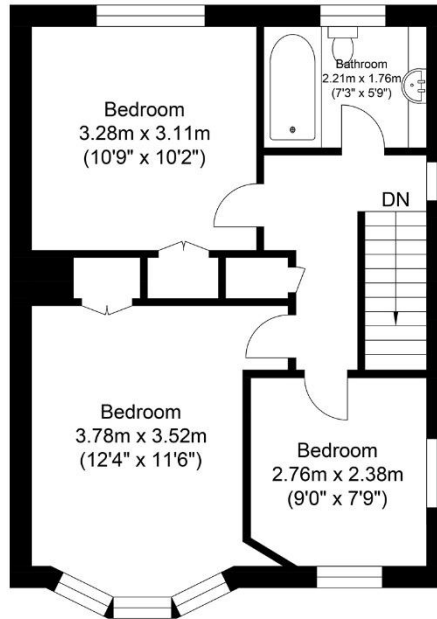
Double Glazing.

EPC Rating - D Expired

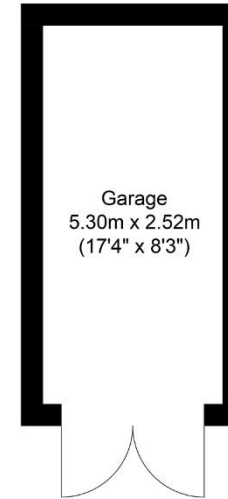
Council Tax Band - D



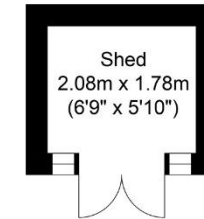
Ground Floor
Approximate Floor Area
457.25 sq ft
(42.48 sq m)



First Floor
Approximate Floor Area
457.25 sq ft
(42.48 sq m)



Garage
Approximate Floor Area
143.80 sq ft
(13.36 sq m)



Outbuilding
Approximate Floor Area
39.82 sq ft
(3.70 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 84.96 sq m / 914.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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