



£600,000 o.i.r.o.

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

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Overview...

A great opportunity to purchase this beautifully presented and much improved four bedroom fully detached home with a larger garden than usual, situated in one of the villages most sought after locations.

This great family home is offered in super condition throughout having undergone a recent program of upgrades and offers a double glazed porch, entrance hall with a modern ground floor W.C. The bright dual aspect sitting room overlooks the rear garden and opens up to a lovely kitchen/dining room, recently fitted with a comprehensive range of contemporary fitted units. There is space for a good size family dining table and access to the double glazed conservatory. The first floor boasts four good size bedrooms and a modern white family bathroom.

Outside, there is a long driveway with parking for 2-3 cars leading to the garage with an internal doorway. The larger than usual rear garden is mainly laid to lawn with two areas of paved patio and is fenced with gated side access.

VIEWING RECOMMENDED



The property...

Entrance Porch- Double glazed windows with matching door, storage for shoes and space for coats, door to-

Entrance Hall- Stairs to first floor with cupboard under, door to garage.

Cloakroom/W.C.- Refitted white low-level W.C., wash hand basin with contemporary chromed mixer tap and vanity cupboard below, attractive part-tiled walls double glazed window.

Sitting Room- A lovely bright dual aspect room with double glazed front aspect window and double glazed double doors opening onto the rear garden, vertical radiator, open to-

Dining Room- Space for a good size family dining table, vertical radiator, double glazed sliding doors opening to-

Conservatory- Double glazed construction with shallow pitched roof and double glazed double doors opening onto the garden, tiled floor.

Kitchen- Recently fitted with a comprehensive range of contemporary sleek flush fronted cupboards and quartz worktops, undercounter sink with adjacent mixer tap, ceramic hob with matching cooker hood over, eye level oven and matching microwave/combi oven, integrated, dishwasher, washing machine and fridge/freezer, rear aspect double glazed window.

First Floor Landing- Hatch to loft space.

Bedroom- A good size double room with front aspect double glazed window, wardrobe recess.

Bedroom- A double room with double glazed window overlooking the rear garden, Wardrobe recess.





Property and Outside...

Bedroom- A double room with double glazed window overlooking the rear garden, wardrobe recess.

Bedroom- Front aspect double glazed window, wardrobe recess.

Bathroom- Fitted white suite comprising a panel enclosed bath with mixer tap and shower over, glass shower screen and tiled walls, pedestal wash hand basin with chrome mixer tap, low level W.C., heated towel rail, double glazed window.

OUTSIDE

Front Garden- Block paved driveway with electric car charge point offering parking for 2-3 cars.

Garage- Double doors opening outwards, power and light, plumbing for washing machine, door to hallway.

Rear Garden- A good size garden, predominantly laid to lawn with two areas of paved patio, gated side access and further access to Bishops Lane.





Location...

Christie Avenue is a sought after cul de sac which boasts almost immediate access via a twitten to the Village Green which hosts 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. The village provides immediate access to the South Downs National Park offering scenic walks with some truly splendid views. into Lewes and neighbouring villages

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

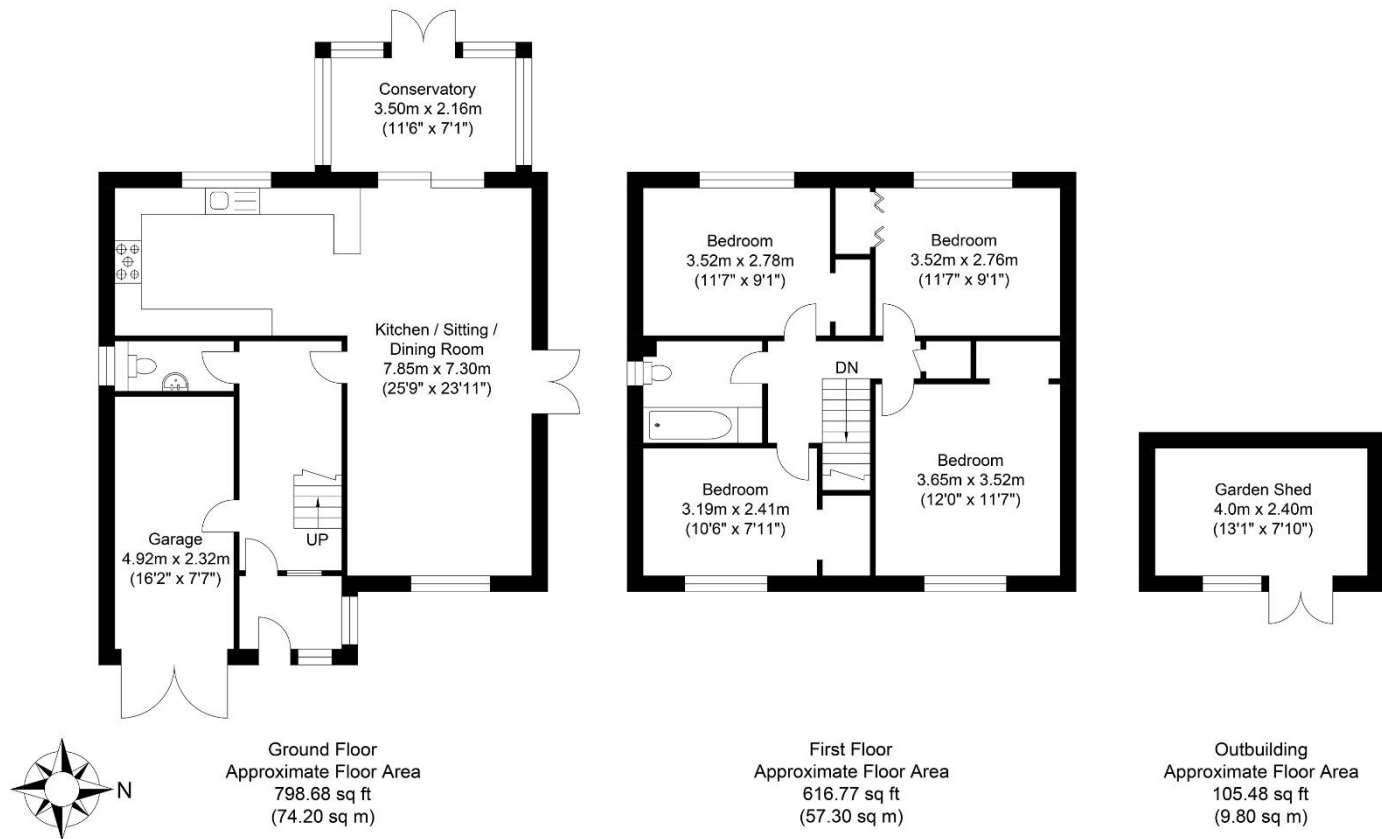
Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - E

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





Approximate Gross Internal Area (Including Garage / Excluding Outbuilding) = 131.50 sq m / 1415.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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