



Shepherds Close, Ringmer, East Sussex, BN8 5LU

Asking Price £465,000

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Immaculate semi-detached house in the centre of Ringmer village. Well-presented throughout with extended ground floor, three bedrooms, well socked mature garden with southerly aspect and parking for several vehicles.

The Property

Shepherds Close is located in a residential cul de sac within walking distance of the shops, schools and surrounding countryside. The house has been extended to now provide a kitchen/ dining room with underfloor heating in the extension and the kitchen has integrated appliances including an oven, hob, fridge, and dishwasher. The entrance hall has a window to the side and the stairs rise to the first floor. The lounge is a bright double aspect room with doors to the garden and a wood burning stove.

On the first floor landing is a window to the side and hatch to loft which houses the gas fired boiler. Bedroom one has a window to the front, a fitted wardrobe and a view down the cul se sac. Bedroom two has a view to the countryside and the windmill at Glyndebourne, bedroom three has a fitted wardrobe. The bathroom has been recently re-fitted with a contemporary suite with a shower over the bath, wash hand basin, low level w/c and part tiled walls.

Outside to the front is brick paving providing car parking for several vehicles. Side access gate leads to the rear garden which has a southerly aspect, offers a good degree of seclusion bordered by mature trees and hedging, vegetable garden, greenhouse and shed. There are two seating areas for different times of the day and the raised beds and borders are very well stocked and provide a colorful display.

The Location

Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary and secondary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Shepherds Close, Ringmer



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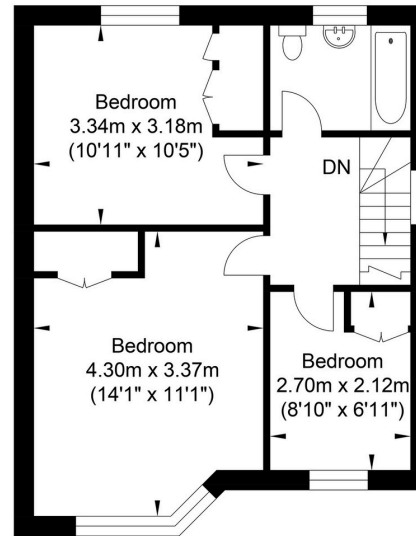
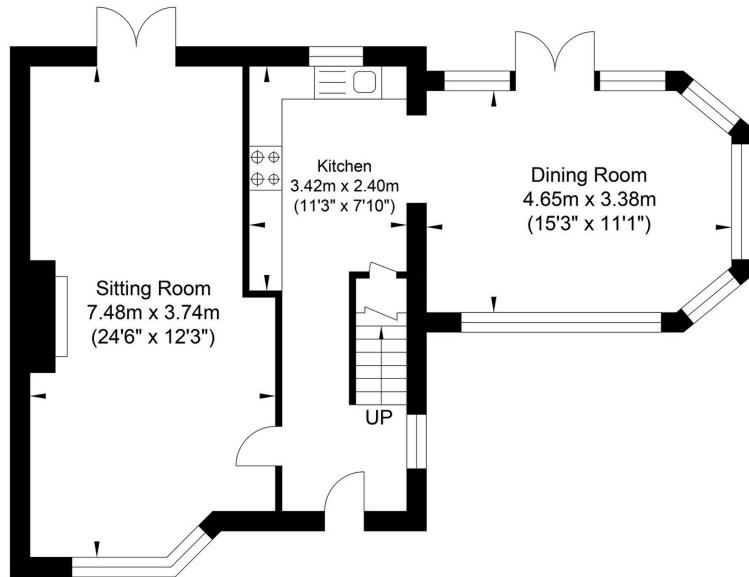
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Ground Floor
 Approximate Floor Area
 627.32 sq ft
 (58.28 sq m)

First Floor
 Approximate Floor Area
 437.23 sq ft
 (40.62 sq m)

Approximate Gross Internal Area = 98.90 sq m / 1064.55 sq ft

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

Agents Notes

Tenure Freehold
 Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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