



Mill Road, Ringmer, East Sussex, BN8 5HZ
Asking Price £610,000

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A three bedroom detached house located in the village of Ringmer. Bow fronted reception room to the front of the property and significantly extended to the rear creating a spacious kitchen / living space with addition office area to the side.

Driveway parking and lawned rear garden.

The Property

The property is located in a residential area close to the centre of the village of Ringmer and has been extensively refurbished. The detached house has an entrance hall with stairs leading to the first floor and a door to the lounge with a bay window to the front and a LED fire set in a contemporary stone surround. There is a cloakroom and a door to the spacious kitchen / dining area which is a recent addition and offers a wonderful open plan room with bi-fold doors to the garden and further Velux windows.

The kitchen area has fitted base units with a central island and ample space for appliances with wood flooring throughout the room. The side of the extension provides an additional space ideal as a home office or play room with Velux windows and a window to the front.

Upstairs the main bedroom is to the rear and has a wardrobe and an en-suite shower room with part-tiled walls. Both bedrooms 1 and 2 have a window to the front of the property. The bathroom has a modern suite with a bath with shower over, part tiled walls, low level w/c, bidet, wash hand basin and towel rail.

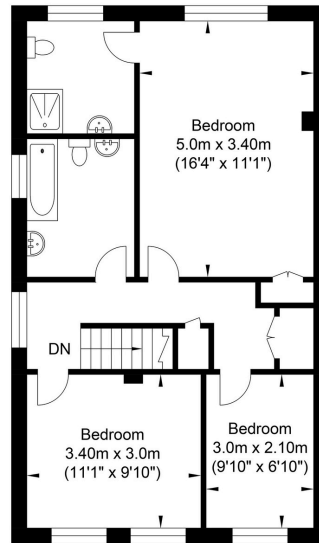
To the front of the property is a brick paved driveway for two cars and a metal side gate leading to the rear of the property. The rear garden is lawned and has a mature hedge and rose arbour leading to a more private seating area. There is a deep paved patio area and plenty of flowering shrubs and roses and mature hedging to the side.

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.



Mill Road, Ringmer



Approximate Gross Internal Area = 142.04 sq m / 1528.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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1-20	G		

Agents Notes

Tenure: Freehold
Council Tax: Band E



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