



**8 Byron Close, Ringmer, East Sussex, BN8 5FQ**  
Asking Price £625,000

## Byron Close, Ringmer, East Sussex, BN8 5FQ

Well presented three bedroom detached house on a boutique development in Ringmer. Constructed by Sigma Homes around 4 years the property has a contemporary and stylish feel throughout and benefits from a garage and rear garden.

### The Property

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From the entrance porch the front door leads to a spacious entrance hall with stairs rising to the first floor. Doors open into the double aspect living with feature square bay window. The kitchen/dining room is well fitted with contemporary style units with ample storage cupboards, integrated dishwasher, fridge/freezer, Bosch oven, microwave, and induction hob. Door to utility room with space and plumbing for washing machine and tumble dryer and door to garden. The open and expansive dining area has double doors opening on to the rear garden.

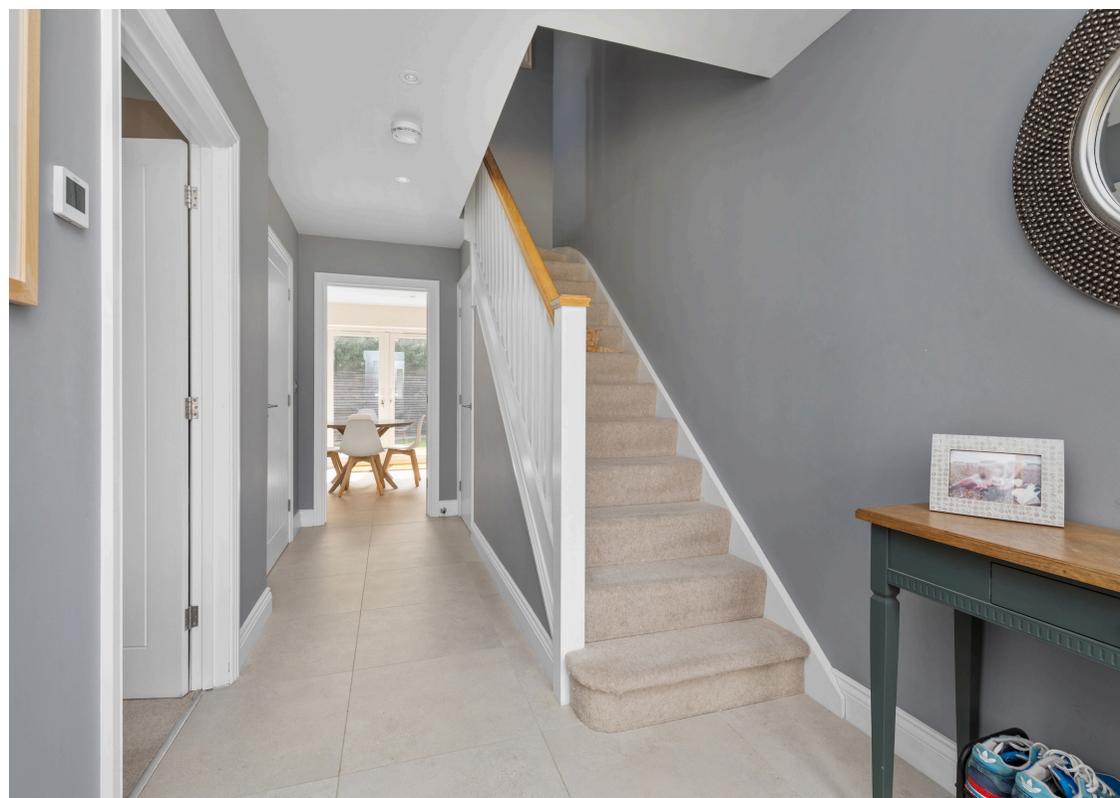
Upstairs is a spacious landing and bedroom one has an en-suite shower room and fitted wardrobes. Both bedrooms two and three both have fitted wardrobes. The fourth room is currently used as a study but could also be a nursery or dressing room. The family bathroom has a contemporary suite with a bath with shower over, pedestal wash hand basin and low level w/c. The house also benefits from underfloor heating and plantation shutters.

Outside is an attached garage with up and over door, storage above, wall mounted gas fired boiler and a block paved drive for two cars. The rear garden has a side access gate leading to an attractive paved patio seating area, astro-turf lawn for ease of maintenance and further hardstanding for shed, outside light and power.

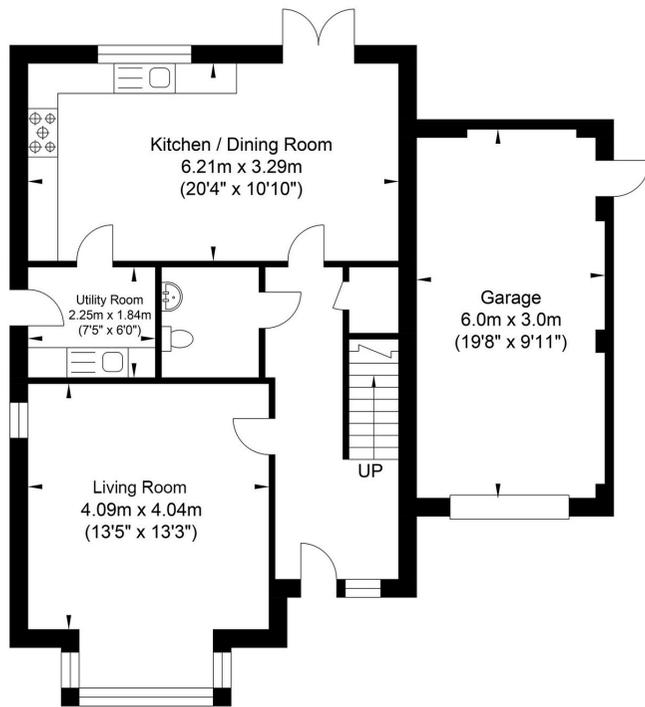
### The Location

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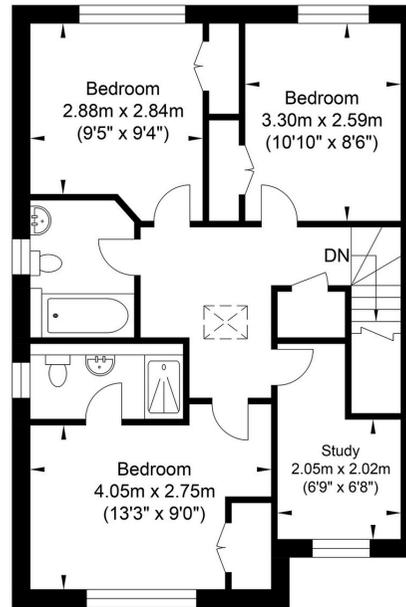
Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs 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.



# Byron Close, Ringmer



Ground Floor  
 Approximate Floor Area  
 846.79 sq ft  
 (78.67 sq m)



First Floor  
 Approximate Floor Area  
 610.20 sq ft  
 (56.69 sq m)

Approximate Gross Internal Area = 135.36 sq m / 1457.0 sq ft

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



**Oakley**

Your Sussex Property Expert

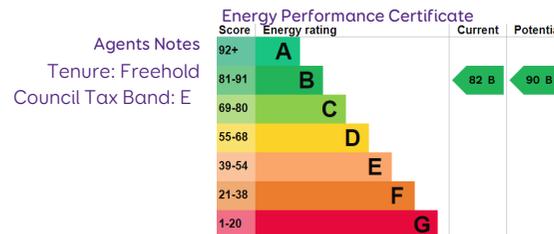
Lewes Property Hub  
 01273 487 444  
 14a High Street, Lewes BN7 2LN  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[lewes@oakleyproperty.com](mailto:lewes@oakleyproperty.com)

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