



Trinity Field, Ringmer, Lewes, East Sussex, BN8 5LY

£699,950

Trinity Field, Ringmer, Lewes, East Sussex, BN8 5LY

Trinity Fields is a small development of detached houses within walking distance of the centre of the village with four bedrooms, three reception rooms, twin garage and immaculate gardens.

The Property

Canopied entrance porch into spacious entrance hall with stairs rising to 1st floor. Glazed double doors leading into double aspect living room with two windows to the front and large window to the rear. Woodburning stove sitting in a Limestone fireplace with matching hearth and mantle. Double doors leading into a large conservatory/dining room with doors opening onto the garden. The study window overlooks the rear garden and has a built corner desk with shelves above. Downstairs cloakroom. Kitchen fitted with an excellent range of units with a breakfast bar, part tiled walls, one and a half bowl white sink unit with mixer taps, Neff gas hob, Neff dishwasher, oven and grill, undercounter fridge and tiled floor. The utility room is fitted with range of units with a worksurface sink, plumbing for washing machine, space for freezer. Wall mounted Worcester gas fired boiler.

Upstairs is a spacious landing with hatch access to loft space. Three bedrooms all with sliding wardrobes and the main bedroom has a door to ensuite bathroom with a corner bath, corner shower wash and basin with vanity unit below and concealed WC, fully tiled walls and heated towel rail. The bathroom is fitted with a corner bath, corner shower, fully tiled walls, wash hand basin and concealed WC with vanity cupboards.

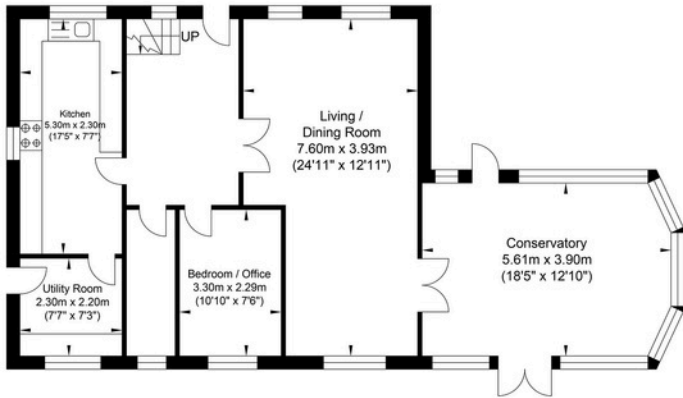
Outside there is a gravel driveway providing parking for several vehicles in front of twin garages with metal up and over doors, fitted workbench, light and power and a mezzanine storage area approached by stairs. The garden wraps around the property and is bordered by a new wooden fence. There is a large area of lawn to side and rear and a greenhouse. To the front is a mature hedge and raised shrubs interspersed with a variety of trees.

The Location

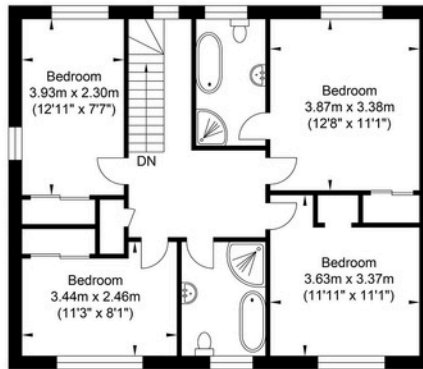
Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs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



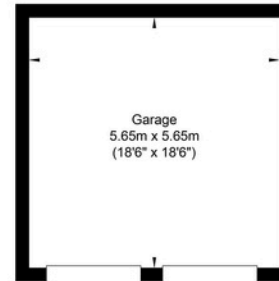
Trinity Field, Ringmer



Ground Floor
Approximate Floor Area
966.59 sq ft
(89.80 sq m)



First Floor
Approximate Floor Area
733.02 sq ft
(68.10 sq m)

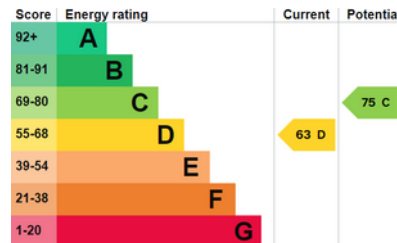


Garage
Approximate Floor Area
343.58 sq ft
(31.92 sq m)

Approximate Gross Internal Area = 189.82 sq m / 2043.20 sq ft

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

Agents Notes
Tenure - Freehold
Council Tax - Band F
EPC - D



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