



8 The Orchards, Ringmer, Lewes, East Sussex, BN8 5FR

£479,950

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Spacious and contemporary three bedroom house located on the edge of the village of Ringmer with garden and parking.

The Property

The Orchards is a small cul-de-sac close to the village of Ringmer with its local facilities but also close to Lewes or Uckfield in the opposite direction. The house was constructed approximately three years ago and has double glazed sash windows, an air source heat pump for central heating and spacious accommodation throughout.

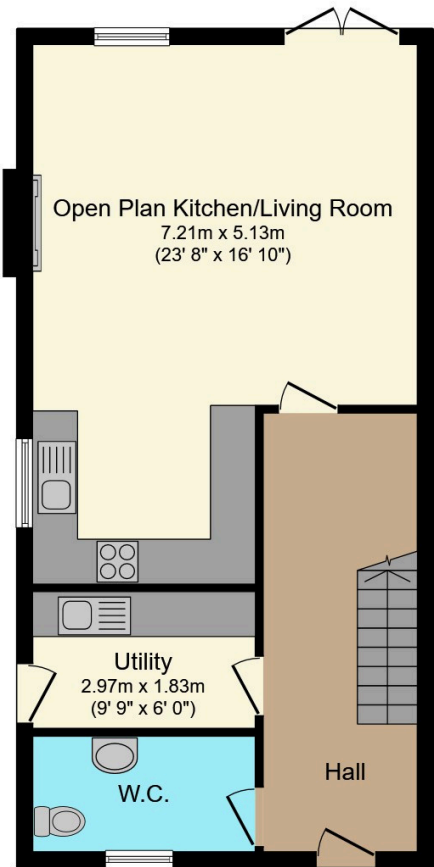
The entrance porch leads to a particularly spacious entrance hall with a door to the cloakroom and a utility room with space and plumbing for a washing machine. The open kitchen/living room is double aspect and in the lounge area there is a fireplace with a slate hearth and French doors leading to the garden. The kitchen is fitted with light grey high gloss units with a worksurface with inset sink and electric hob, oven below and extractor above. There is an integrated fridge and freezer. Upstairs is ample storage space and a very spacious bathroom with a separate bath and shower cubicle, concealed WC and wash hand basin. The front bedroom is a good size with two windows to the front and the rear bedroom is also a very good size with two windows with good countryside views. On the second floor is the main bedroom, which is double aspect with 2 velux windows offering good views across the countryside. There's an ensuite shower room, which is has a fully tiled shower cubicle.

The garden to the front has hedging and a lawn and allocated parking space. Good size rear garden extending on two sides with a large lawn, patio and post and rail fence adjoining the farmland, a side access gate and timber garden shed.

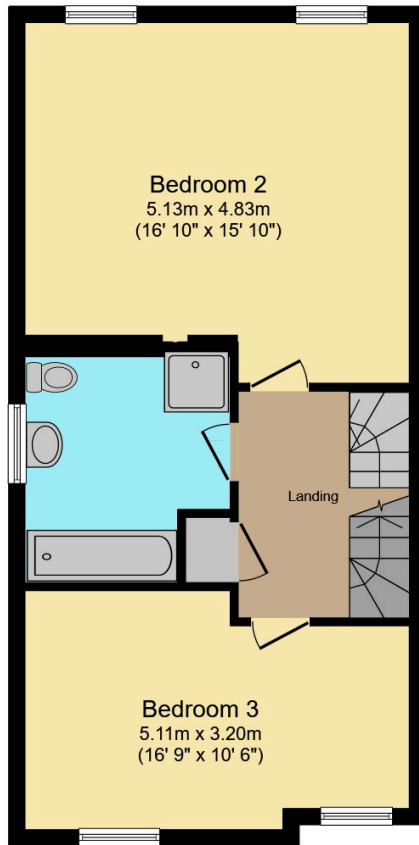
The Location

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 offer 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 schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School

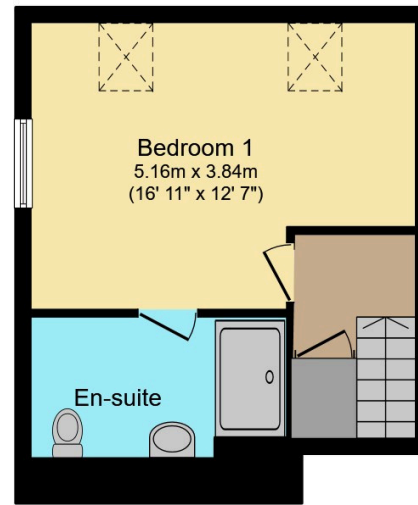




Ground Floor



First Floor



Second Floor



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81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure - Freehold
Council Tax - Band E
EPC - B



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