



14 Kings Road, Ringmer, Lewes, BN8 5FS

ROWLAND
GORRINGE

14 Kings Road, Ringmer, Lewes, BN8 5FS

£545,000

A most handsome detached executive style house, quietly found in a popular development built approximately 4 (2020/21) years ago. The fine home has an entrance hall, sitting room, downstairs cloakroom, and an open-plan kitchen/family room to the ground floor. The first floor has 4 bedrooms (3 doubles and a single), 2 bathrooms and an ensuite shower room. The property of course, has high quality modern facilities, gas fired central heating and uPVC double glazed windows. Additionally, the property's loft is huge and could potentially be converted into further substantial accommodation (subject to planning permission). The sitting room opens to a good sized south/east facing garden, fully fenced and with a patio built with foundations for a potential extension. There is a long driveway for at least 3 cars, which leads to the larger than average garage.

Kings Road is the spinal road within this fine new Bovis development which is located just north of the village green, surrounded by open countryside and being close to Norlington Lane for superb country walks. The village green is just yards away with a playground, sports facilities and bowling club with green close by. The village has a parade of local shops which includes a Morrisons Local with Post Office, bakery, butcher/greengrocer, café and other businesses, as well as a doctors surgery and pharmacy. Ringmer also has excellent secondary, primary and nursery schools, all within 10-15 minutes walk of the property. The historic town of Lewes with many

cultural attractions and period properties is just 3 miles distant, and offers excellent shopping facilities including a vast range of independent shops, 3 superstores, cinema, cafes, pubs and restaurants, together with the mainline Railway Station (London Victoria 65 mins, London Bridge 90 mins & Brighton 15 mins).

OUTSIDE

TANDEM GARAGE

20'6 x 10'. Automatic power door. Outside power point. Long tarmac driveway, approximately 38'.

GARDEN

Front and west facing side garden laid to lawn, with hedge border, shrubs, white pebbled border and pathway to entrance porch with stainless steel light. Timber gate to south/east facing garden with brick walled boundary to Kings Road. Further timber gate to driveway. Outside double power point. Stainless steel wall light. Timber shed 7' x 4' with outside power point. Rear storage area to south-east corner. Tiled terrace with foundations for an extension.

All mains services are appointed to the property with gas fired central heating serving panel radiators appointed throughout.

Local Authority:- Lewes District Council - Council Tax Band F

Directions:

<https://w3w.co///gong.colonies.redefined>









Entrance Hall

Living Room

18'5" x 13'11" (5.61m x 4.24m)

Kitchen/ Diner

18'3" x 12'3" (5.56m x 3.73m)

Cloakroom/ WC

Stairs from Hall to First Floor Landing

Bedroom One

12'11" x 10'5" (3.94m x 3.18m)

Ensuite Bathroom

Bedroom Two

11' x 8'2" (3.35m x 2.49m)

Bedroom Three

11' x 9'11" (3.35m x 3.02m)

Bedroom Four

8' x 8' (2.44m x 2.44m)

Bathroom

Front & rear Gardens

Garage

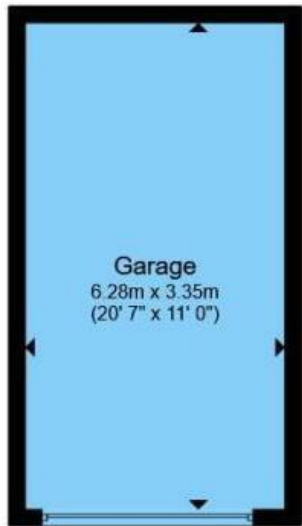
Tenure: Freehold

EPC: B

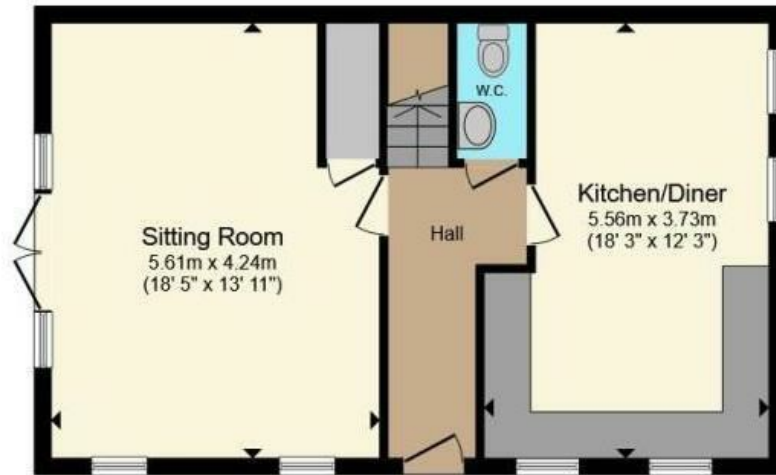
Council Tax: F



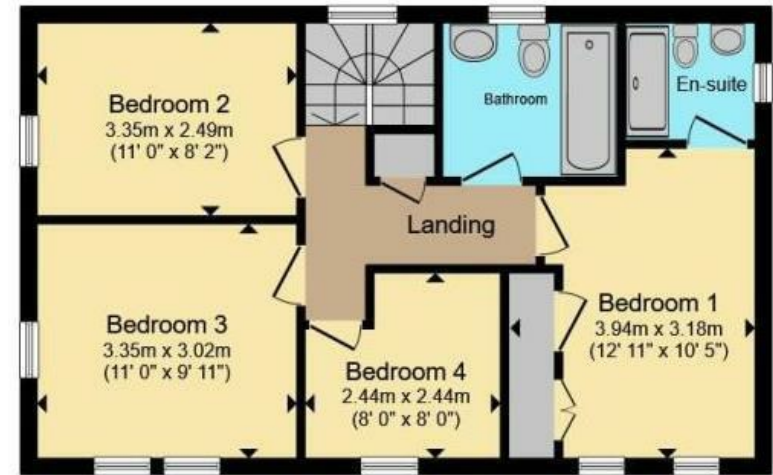




Garage



Ground Floor



First Floor

Total floor area 125.0 m² (1,345 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGTON**