

£350,000 OIRO

29 The Forges, Ringmer, East Sussex, BN8 5FA

MANSELL McTAGGART

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# *The property…*

**ENTRANCE HALL-** Front door, stairs to first floor and doors to principal rooms

**CLOAKROOM/W.C.-** Wash hand basin, low-level W.C. and front window

**KITCHEN-** Fitted with an extensive range of flushed wall and base cupboards with complementing wooden worktops, a stainless-steel sink sits with double glazed front aspect window above, naturally brightening the room. 4 burner gas hob with chimney style cooker hood above and integrated oven below, space for appliances. A beautiful contemporary design is enhanced with tiled flooring and led under unit lighting

**SITTING ROOM-** A super room with rear aspect floor to ceiling double glazed windows and French doors opening directly to the rear garden, creating a seamless flow between indoor and outdoor living. This naturally bright space is furthered by a built-in storage cupboard

**BEDROOM-** A good size double room with rear aspect double glazed windows overlooking the rear garden and built in wardrobes

**BEDROOM-** A double bedroom with front aspect double glazed windows and built in wardrobe

**BATHROOM-** Fitted white suite comprising a panel enclosed bath with shower over and tiled surround, pedestal wash hand basin and low level W.C.

**REAR GARDEN-** A beautifully landscaped garden with areas of paved patio at the rear of the property ideal for alfresco dining and entertaining. This seamlessly leads to larger area laid to lawn, this is flanked with trees and flowerbeds. A shed to the rear allows for further storage

**PARKING-** Designated space to the rear





















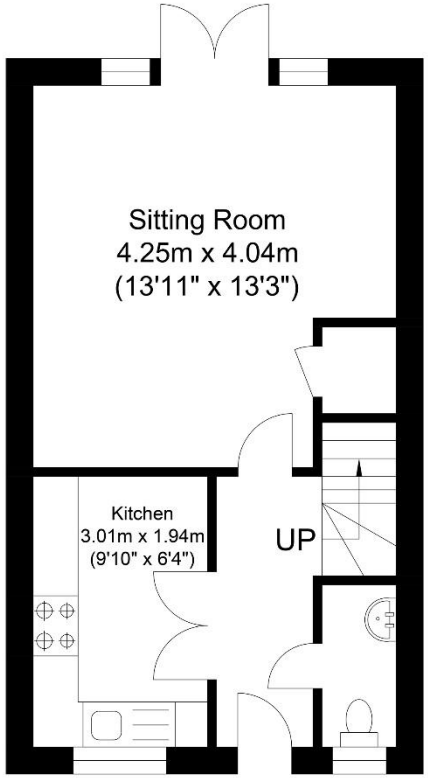
# *Location…*

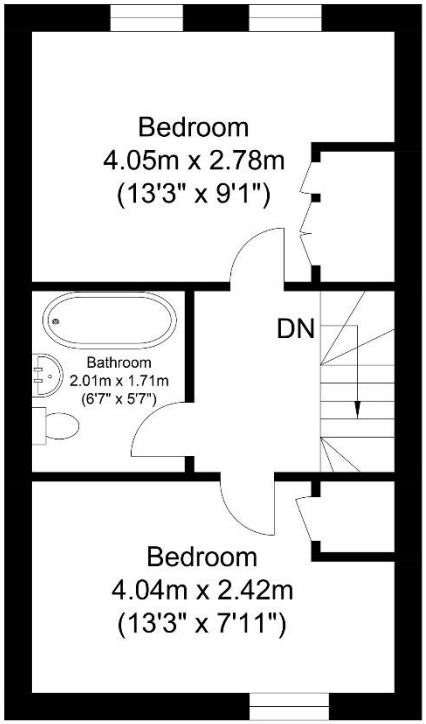
**The Forges –** Constructed circa 2006 by David Wilson Homes, The Forges has been a popular development within easy access to Lewes and a relatively levelled walk to the local shops in Ringmer. The development benefits from an under 5's children's playpark and a pathway that runs alongside the local countryside providing wonderful views of evening sun sets.

**Ringmer –** Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy and also two public houses within the village and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowels, and cricket and more leisurely activities are held at the village hall.

Tenure- Freehold
Gas central heating
EPC Band- C
Double glazing
Council Tax Band- C

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**




Ground Floor
Approximate Floor Area
315.92 sq ft
(29.35 sq m)

First Floor
Approximate Floor Area
315.92 sq ft
(29.35 sq m)

Approximate Gross Internal Area = 58.70 sq m / 631.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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**email**: ringmer@mansellmctaggart.co.uk
**web**: mansellmctaggart.co.uk

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