



£225,000 offers over

21 Delves House West, Ringmer, East Sussex, BN8 5EW

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## The property...

A wonderful two-bedroom retirement flat situated on the second floor of this sought after block. There is ample parking, lift service and beautifully maintained wrap round grounds. Offered in excellent order throughout having been recently redecorated and including a modern re-fitted kitchen and white bathroom.

**COMMUNAL ENTRANCE-** Entryphone system, stairs and lift service to the first floor.

**ENTRANCE HALL-** Entryphone receiver, 2x hall cupboards

**SITTING ROOM-** A lovely bright dual aspect room with double glazed sliding patio doors opening onto a fence balcony, overlooking the communal gardens and pond, side aspect double glazed bay window, stylish electric fireplace with matte mantel and surround, open to-

**KITCHEN-** Recently re-fitted with a range of flushed fronted white wall and base cupboards and contrasting marble effect worktops, inset 1.5 bowl sink with adjacent mixer tap, ceramic hob with glass splash panel and chimney style cooker hood above, space for a fridge freezer, tiled surround and vaulted ceiling

**BEDROOM-** A good size double room with side aspect double glazed bay window, built-in wardrobes

**BEDROOM-** Side aspect double glazed bay window, built in wardrobe

**BATHROOM-** Fitted white suite comprising a walk in shower with glass doors, wash hand basin with mixer tap, low level W.C. tiled walls.

**COMMUNAL GARDEN-** Attractive and well-tended Communal Gardens and Grounds laid primarily to lawns with mature trees, shrubs and plants with a stunning central pond with seating areas and numerous pathways meandering through the extensive grounds and gated access to the village green and church yard.

**PARKING-** There are ample residents' car parking facilities available on a first come first serve basis.





## *Property & Outside...*

**Delves House West** is located in the heart of Ringmer adjacent to the village green with all the village amenities within a level walk including a good selection of local shops, post office, hairdressers, parish church, health centre and regular bus services.

The historic county town of Lewes is approximately three miles from Ringmer. Lewes provides a comprehensive range of amenities and also provides a mainline station offering frequent transport links to the likes of London, Brighton and Eastbourne. There is also a regular bus service to the local towns, including Lewes, Brighton and Uckfield. The stop being approx five-minute walk away

Age Restricted to 55 years+

Service Charges - £1040 per Quarter

Ground Rent - £150 pa

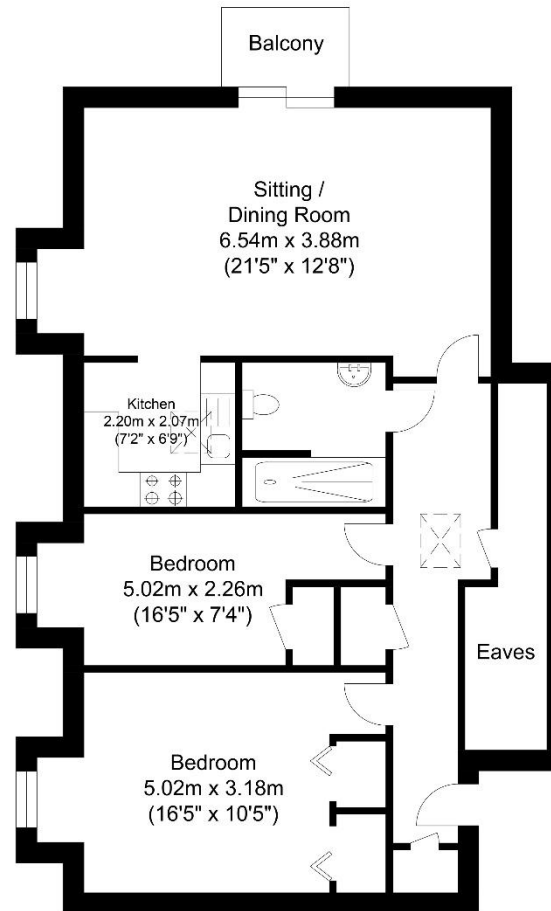
Tenure - Leasehold 87 years remaining

EPC Rating - C

Council Tax Band - C

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





Ground Floor  
 Approximate Floor Area  
 778.01 sq ft  
 (72.28 sq m)

Approximate Gross Internal Area = 72.28 sq m / 778.01 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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