



£895,000 offers in region of  
Norlington Court, Ringmer, East Sussex, BN8 5SS

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## Overview...

A fantastic opportunity to purchase this wonderful 5 bedroom family home, situated on the sought after outskirts of the village yet within easy reach of wonderful countryside and village centre.

Built by renowned builders Berkeley Homes, this thoughtfully planned executive home offers spacious and comfortable accommodation which has been lovingly maintained and improved by the present owners. Accommodation comprises a spacious entrance hall, cloakroom/W.C., generous sitting room, overlooking the rear garden with log burning stove, office/study, spacious dining room opening to a hand-built "Alistair Flemming" bespoke kitchen, utility room and garden/family room.

The first floor boasts a spacious central landing, master bedroom with ensuite facilities and guest room with ensuite facilities, there are three further bedrooms and a family bathroom.

Outside, the property sits at the entrance to a close of similar properties on a larger than average plot with driveway parking for 2 cars and a beautifully landscaped rear garden with far reaching views.



# The property...

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**ENTRANCE HALL-** Stairs to first floor, LVT flooring.

**CLOAKROOM/W.C.-** White low level W.C., wash hand basin, obscured window, LVT flooring.

**SITTING ROOM-** A bright dual aspect room with twin full height windows and matching double doors opening onto the rear garden, side aspect window, feature fireplace with painted timber surround housing a cast iron log burning stove, coved ceiling, radiator covers, double doors opening to-

**OFFICE/STUDY-** Front aspect bay window, double doors to the entrance hall.

**DINING ROOM-** A wonderfully spacious room with full height window and matching double doors opening onto the rear garden, room for a good size family dining table, LVT flooring, opening to-

**KITCHEN-** A high quality, hand painted bespoke Alistair Flemming wooden kitchen with contrasting granite worktops, and feature central island, under counter stainless steel sink with adjacent chromed mixer tap, space for range style cooker and American style fridge, Neff dishwasher, side aspect window, LVT flooring, doors to garage and-

**UTILITY ROOM-** Fitted wall and base units with rolled worktops, stainless steel sink with adjacent mixer tap, spaces for washing machine and tumble dryer, door to side access.

**GARDEN/FAMILY ROOM-** A wonderful room overlooking the rear garden with double doors opening onto the rear patio, vaulted ceiling, parquet wood flooring.

**FIRST FLOOR LANDING-** A super central landing with linen cupboard and hatch to loft space.





## *Property...*

**MASTER BEDROOM-** A wonderful generous bedroom with front aspect windows, comprehensive range of built-in bedroom furniture including wardrobes, door to-

**ENSUITE-** Fitted white suite with walk-in shower cubicle, tempered glass door and tiled surround, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with matching mixer tap, bidet, low level W.C., obscured window, tiled floor.

**BEDROOM-** Rear aspect window overlooking the rear garden, 2x double built-in wardrobes, door to-

**ENSUITE-** Fitted white suite with panel enclosed bath, shower over, curtain and rail, pedestal wash hand basin with chromed mixer tap, low level W.C., part tiled walls, obscured double glazed window.

**BEDROOM-** Rear aspect window, double built-in wardrobe.

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## Property...

**BEDROOM-** Front aspect window.

**FAMILY BATHROOM-** Fitted white suite with walk-in shower cubicle, tempered glass door and tiled surround, panel enclose bath with chromed mixer tap and hand held shower attachment, pedestal wash hand basin with matching chromed mixer tap, low level W.C., front aspect window.

### OUTSIDE

**FRONT GARDEN-** Open aspect, mainly laid to lawn with path to the front door and driveway to-

**DOUBLE GARAGE-** Twin up and over electric doors, fitted shelving, door to kitchen.

**REAR GARDEN-** A wonderful open corner plot, larger than average for a property of this age. Mainly laid to lawn with well stocked and tended borders, attractive pergola with stepping stones, expanse of paved patio adjacent to the rear of the property, open to the sun and perfect for entertaining or just relaxing.

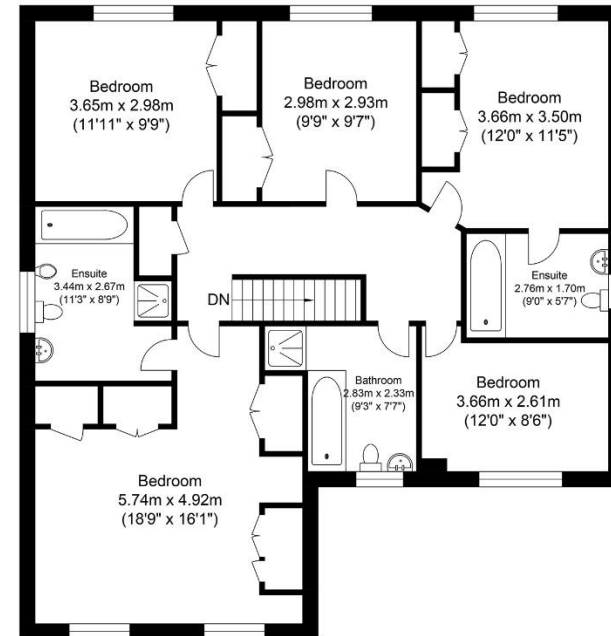
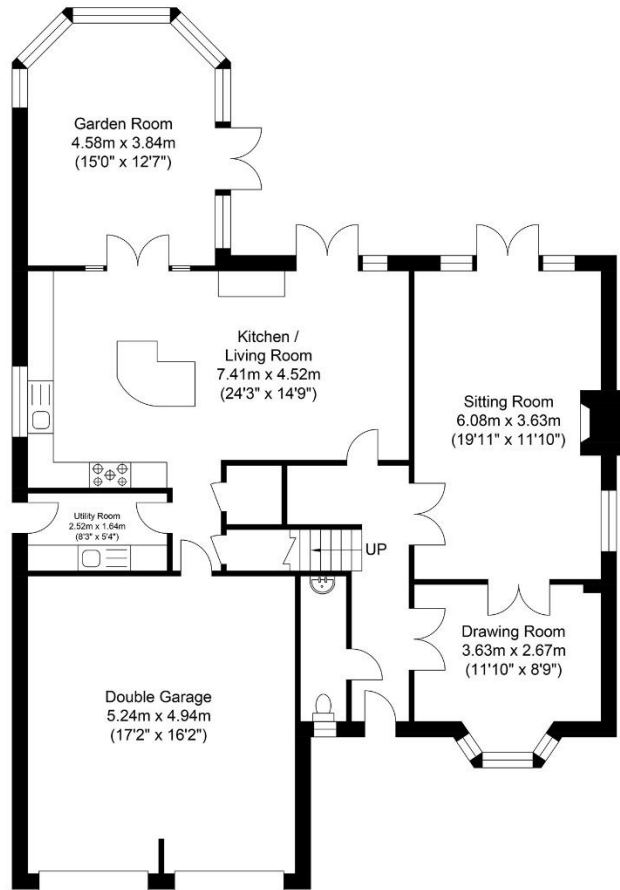
### SUMMER HOUSE

### TIMBER SHED

Tenure - Freehold  
Gas Central Heating  
EPC Rating - C  
Council Tax Band - G

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





Ground Floor  
Approximate Floor Area  
1405.12 sq ft  
(130.54 sq m)

First Floor  
Approximate Floor Area  
1215.46 sq ft  
(112.92 sq m)

Approximate Gross Internal Area (Including Garage) = 243.46 sq m / 2620.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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