



£500,000-£525,000 guide price

3 Harvard Road, Ringmer, East Sussex, BN8 5HH

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Overview...

A brilliant opportunity to acquire this exceptional four-bedroom home, beautifully updated and located in the heart of Ringmer village, within easy reach of local schools and amenities.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style including a wonderful, bright open plan kitchen/dining room with rear doors opening directly to the rear garden and a generous sitting room with front aspect bay window. There is conveniently a cloakroom/W.C. competing the ground floor.

Arranged over the first and second floor is a fitted family bathroom and four bedrooms, varying in sizes, all naturally bright and enjoying a pretty outlook.

Outside, the property boasts a driveway providing ample off-street parking leading to a store space. To the rear is a generous, well-maintained garden with areas of paved patio and laid to lawn, further benefitting from a workshop, ideal as a home office.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Side door leads to a generous hallway with side aspect double glazed window, stairs to first floor with cupboard below and doors to principal rooms

CLOAKROOM/W.C.- Low level W.C., wash hand basin and obscured front window

SITTING ROOM- A good size room with double glazed bay windows overlooking the front garden, feature fireplace with cast iron electric fire and herringbone flooring. This seamlessly opens to-

KITCHEN/DINING ROOM- The true centrepiece of the home is this wonderful, light and airy space. Fitted with a comprehensive range of flush-fronted wall and base units with complementing solid white Quartz work surfaces to enrich a sleek finish. A sink sits with a copper swan neck mixer tap and a double-glazed rear aspect window above, overlooking the rear garden and bringing in lots of natural light; 4 ring gas hob with integrated cooker hood above, eye-level double oven and further integrated appliances. Workspace and storage is furthered by a convenient matching breakfast bar and a built-in cupboard allowing for more storage or as a pantry. This bright open room has space for a family dining table with sliding doors to the rear enhancing natural light and creating a natural blend of indoor and outdoor living. A door to the side allows for alternate access to the property

FIRST FLOOR LANDING- Side aspect double glazed window, wooden flooring, stairs to second floor and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed bay window, built in wardrobes with sliding doors along one wall as well as a wardrobe recess

BEDROOM- A good size double room with expansive rear aspect double glazed window overlooking the rear garden





Property and Outside...

BEDROOM- Single bedroom with front aspect double glazed windows overlooking the front of the property

BATHROOM- Fitted with a panel enclosed bath with shower above tiled surround and glass screen, pedestal hand wash basin, wc and obscured rear double glazed windows

BEDROOM- On the second floor, a wonderful, bright loft conversion presents as a great principal bedroom with skylights enjoying pretty views and built in storage. Generously proportioned, it can also be used as a home office space, vaulted ceilings

FRONT GARDEN- A well-maintained area laid to lawn, bordered with colourful plants and shrubs, a pedestrian path leads to the side door and a gate provides alternate access to the garden

PARKING- Driveway provides ample off-street parking and leads to a storeroom with manual up and over door

REAR GARDEN- A pretty space with an area of paved patio at the rear of the property, ideal for al fresco dining and entertaining; this leads to a larger area laid to lawn flanked with an established range of plants and flowers. A convenient brick-built home office/workshop with pedestrian door, benefits from power, light and fully insulated creating the ideal home office or for creative pursuits





Location...

Harvard Road is located in the heart of Ringmer and is within easy walking distance to the shops, local coffee shops and access to the scenic walks via nearby Gote Lane.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and 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, cafes 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, bowls and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

Regular bus services run until late at night, offering services to Lewes, Brighton, Uckfield and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes.

Tenure - Freehold

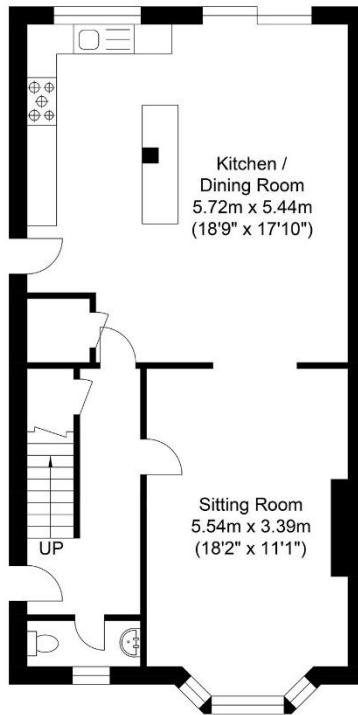
Gas Central Heating

Double Glazing.

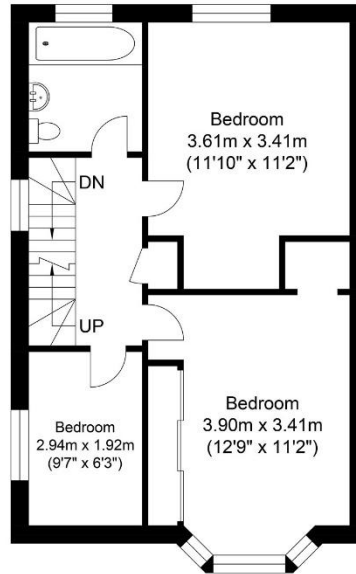
EPC Rating - E

Council Tax Band - D

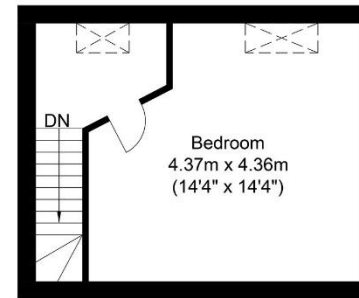
Viewing recommended



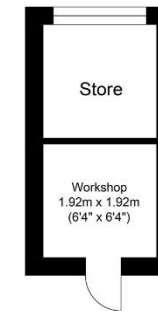
Ground Floor
Approximate Floor Area
644.0 sq ft
(59.83 sq m)



First Floor
Approximate Floor Area
506.87 sq ft
(47.09 sq m)



Second Floor
Approximate Floor Area
253.16 sq ft
(23.52 sq m)



Outbuilding
Approximate Floor Area
81.37 sq ft
(7.56 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 130.44 sq m / 1404.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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