



£325,000 offers in excess of
14 Danforth Way, Ringmer, East Sussex, BN8 5GF

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The property...

A great opportunity to purchase this recently built, centrally located two bedroom, two bathroom ground floor apartment with private patio garden, parking space and share of freehold.

Entrance Hall- Front door, painted panelled doors to principal rooms. Fitted cupboards.

Semi-Open Plan Living Room and Kitchen

Living Room- Measuring a generous 12'6 x 11'8 the Sitting Room features a painted half panelled wall and enjoys views to the front. The reception room is mostly open plan to;

Kitchen - Modern fitted kitchen finished in a soft grey and comprising of an excellent choice of cupboards and drawers and benefitting from integral appliances. Views to the front.

Bathroom- Modern suite comprising of a bath with shower over with glass screen door. Wc and wash hand basin. heated towel rail and modern tiled surrounds.

Bedroom 1 - A double bedroom with fitted wardrobes with sliding doors. Views and door to the rear garden. Painted half panelled feature wall.

EnSuite- Modern shower room comprising of a generously sized shower enclosure with sliding door, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, window to the rear.

Bedroom 2 - A comfortable double bedroom with fitted wardrobe and views over the rear garden.

Garden - A private garden of a desirable Westerly aspect and accessed from the main bedroom. The garden is paved and benefits from gated rear access.

Parking Space - Allocated parking space located to the side of the property.





Outside and Location...

Danforth Way forms part of the Caburn Fields development which is approximately just 3 years old. The development is located in the heart of the popular village of Ringmer.

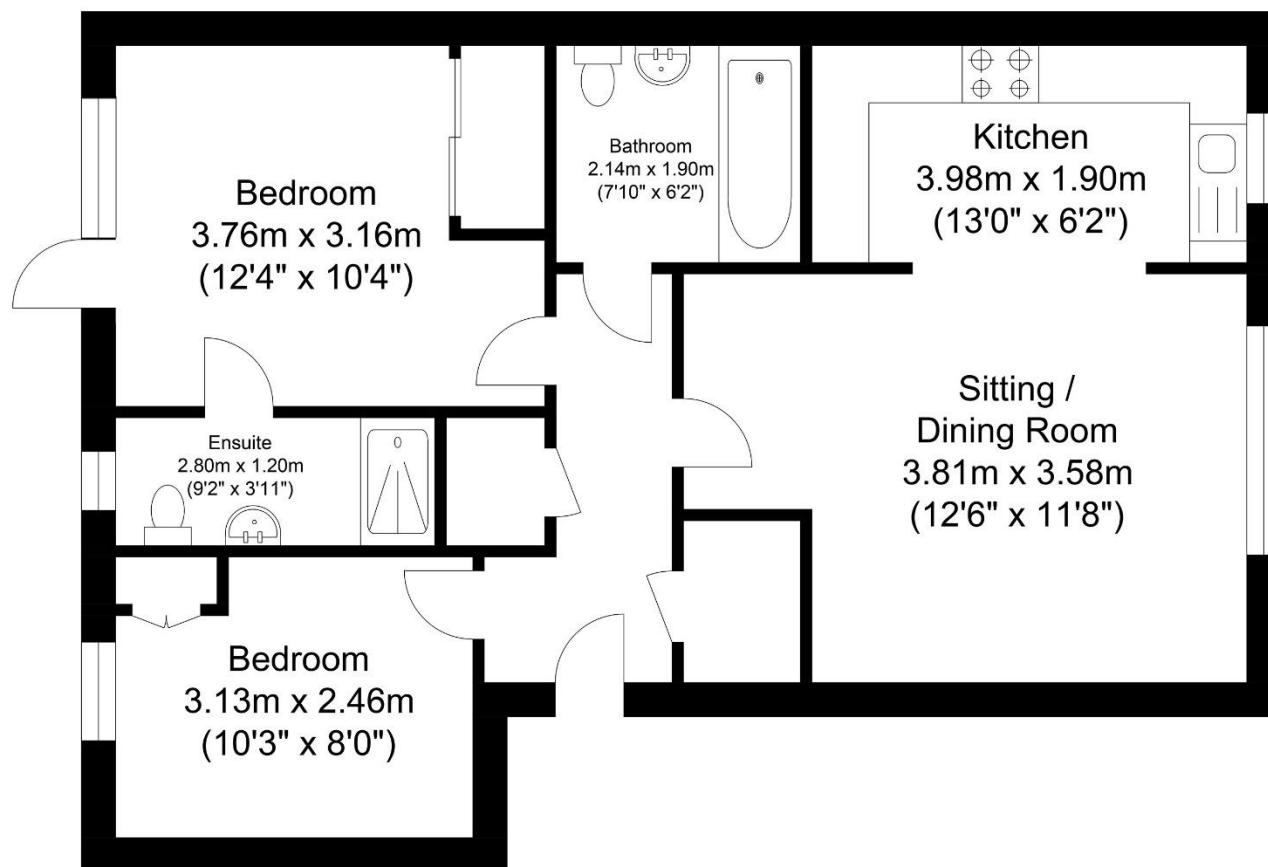
Boasting a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy. The village further benefits from 3 public houses each offering dining services, and schooling catering for all ages from Nursery to Secondary School.

Tenure - Share of Freehold with 996 years remaining
Gas central Heating - Double Glazing.
EPC Rating - B
Council Tax Band - C

Charges 2024

Service Charges- £1,178.20 per annum
Estate Charges- £181.98 per annum





Approximate Floor Area
640.99 sq ft
(59.55 sq m)

Approximate Gross Internal Area = 59.55 sq m / 640.99 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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