



£350,000 offers in excess of  
1 Ashtonville, Harrisons Lane, Ringmer, East Sussex, BN8 5LN

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## The property...

A rare opportunity to purchase this super three bedroom, two reception room semi-detached family home requiring updating and modernisation.

Located on a sought after road, this spacious family home sits on a larger than average plot with generous rear garden and garage which is accessed via a driveway shared with the attached property.

**ENTRANCE HALL-** Double glazed door, stairs to first floor with cupboard under.

**CLOAKROOM/W.C.-** Low level W.C., wash hand basin, window.

**SITTING ROOM-** A generous dual aspect room with large front aspect bay window and further window to the side, fire surround.

**DINING ROOM/BEDROOM 4-** Side aspect bay window with door to-

**ENCLOSED PORCH-** Low level brick and double glazed construction, door to side access.

**KITCHEN-** Fitted units, side aspect double glazed window, larder cupboard.

### FIRST FLOOR LANDING-

**BEDROOM-** A large double room with front aspect bay window and further window to the side.

**BEDROOM-** Side aspect window, built-in cupboard.

**BEDROOM-** Rear aspect window.

**BATHROOM-** Panel enclosed bath, wash hand basin.

**CLOAKROOM/W.C.-** Low level W.C., window.







## *Outside and Location...*

**FRONT GARDEN-** Laid to lawn with shrub borders, driveway to garage with right of access over for the neighbour, space to park 1 car.

**GARAGE-** Up and over door.

**WORKSHOP-** Timber construction.

**REAR GARDEN-** Split into two main areas and larger than average, mainly laid to lawn with mature shrub borders, gated side access.

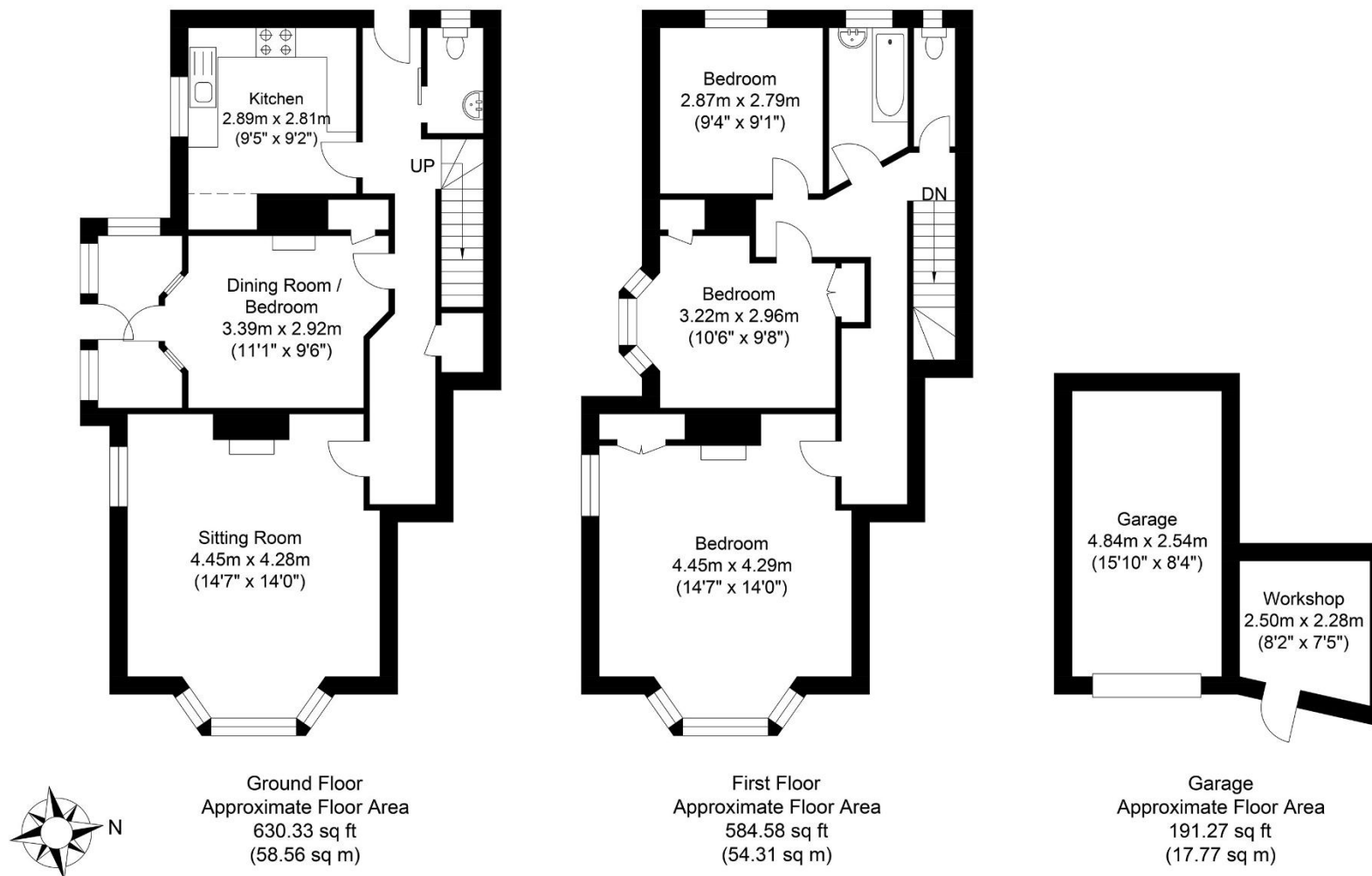
### **LOCATION**

**Ringmer** is a desirable and picturesque village which offers all the charms of village life. There is a good range of leisure activities including a village hall, playing field and historic 13<sup>th</sup> Century Parish church, two village pubs, the "Greenman" and "Anchor Inn".

**Tenure** - Freehold  
Gas Central Heating - Part Double Glazing

**EPC Rating** - TBC  
**Council Tax Band** - E





Approximate Gross Internal Area (Excluding Garage) = 112.87 sq m / 1214.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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