

£425,000 - £450,000 guide price

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

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Overview...

A great opportunity to purchase this beautifully presented 3-bedroom family home situated in the heart of Ringmer village, within easy reach of village parade and local schools.

Inside, the property boasts bright and spacious accommodation with a generous sitting room to the rear with doors opening directly to the rear garden. There is a front aspect fitted kitchen/breakfast room that includes alternate side access. A cloakroom/wc completes the ground floor.

On the first floor is the bathroom, refitted with a modern white suite and three bedrooms, varying in sizes.

Outside, the property enjoys generous off street parking leading to a spacious garage which boasts opportunities as a workshop or home studio. To the side and rear, a well-maintained garden wraps around with areas of paved patio and lawn.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Front door leads to a generous hallway with stairs to first floor, storage cupboard and doors to principal rooms

CLOAKROOM/W.C.- White low-level W.C., wash hand basin, chrome heated towel rail and obscured front window

KITCHEN/BREAKFAST ROOM- Fitted kitchen comprising shaker style wall and base units with complementing wooden work surfaces, stainless steel sink sits with an expansive front aspect window above overlooking the front of the property. Space for range style cooker, dishwasher, fridge freezer and washing machine. This generous space is naturally bright and boasts a window and door to the side, providing alternate access; a serving hatch enhances the light through to the sitting room

SITTING ROOM- A good size room with double glazed windows to the rear and door directly opening to the rear garden. There's a pretty feature fireplace with wooden mantel housing a electric coal burner

FIRST FLOOR LANDING- Side aspect double glazed window and built in storage cupboards, hatch to loft and doors to principal rooms

BEDROOM- A super double room with expansive rear aspect double glazed window overlooking the rear garden, built-in cupboard.

BEDROOM- A good size double room with southerly facing front aspect double glazed windows flooding the room with natural light, built in wardrobe

BEDROOM- Single bedroom with rear aspect double glazed window overlooking the rear garden

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, pedestal wash hand basin, low level W.C., chromed heated towel rail and obscured windows











Outside...

FRONT OF PROPERTY- Block paved driveway providing generous off-street parking, this leads to the garage. Steps lead to the front door flanked with raised flowerbeds; a gate to the side allows private side access

GARAGE- Brick built with up and over door, rear window, generous space for storage with opportunities as a workshop or home studio

REAR GARDEN- A beautifully maintained, deceptively generous wraparound garden, predominantly laid to lawn, neatly bordered with flower beds and a range of trees and plants, ideal for keen gardeners; fence enclosed. Areas of paved patio create an ideal spot for alfresco dining or entertaining. Storage is furthered by a shed.





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







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

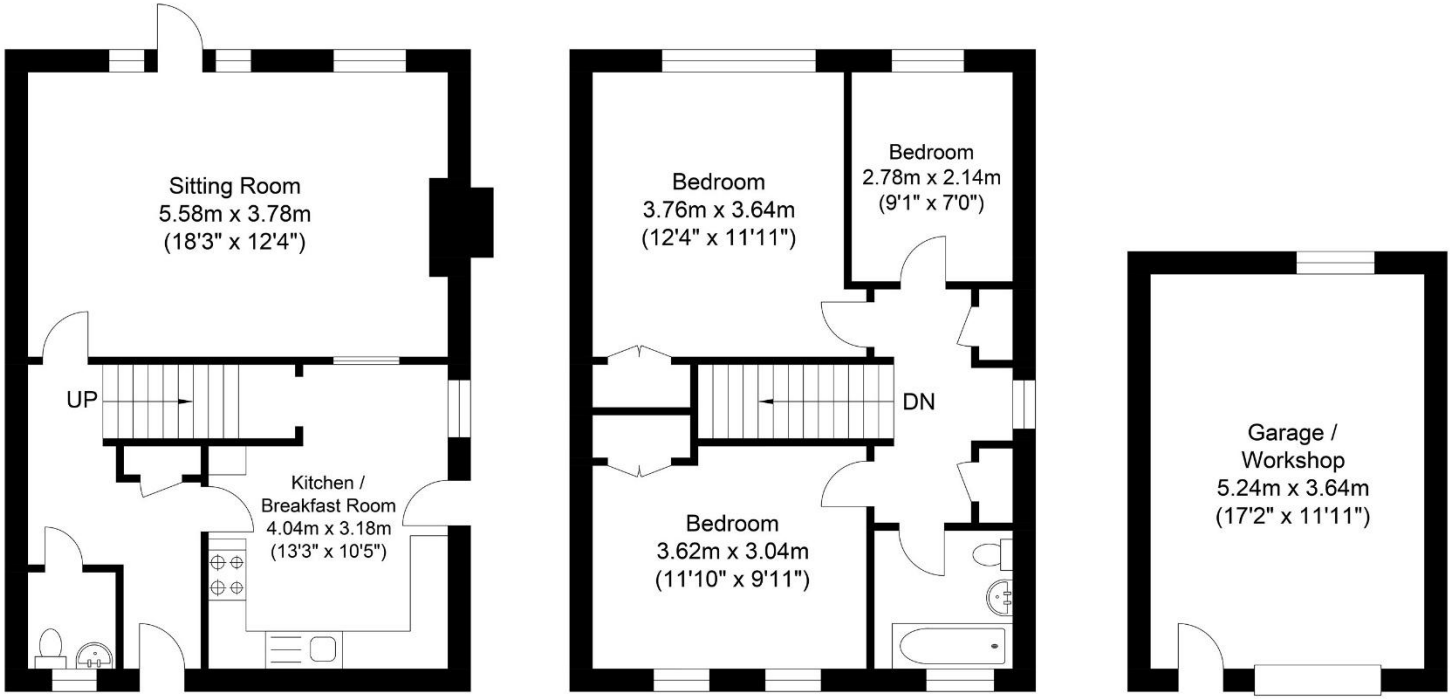
Gas Central Heating

Double Glazing.

EPC Rating – C

Council Tax Band – D

Viewing recommended



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Ground Floor
Approximate Floor Area
475.65 sq ft
(44.19 sq m)

First Floor
Approximate Floor Area
475.65 sq ft
(44.19 sq m)

Garage
Approximate Floor Area
205.26 sq ft
(19.07 sq m)

Approximate Gross Internal Area (Excluding Garage) = 88.38 sq m / 951.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: ringmer@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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