£240,000 guide price - share of freehold

9 The Maples, Ringmer, Lewes, East Sussex, BN8 5RG

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The property...

We are pleased to market for sale this two-bedroom, first floor flat in the popular village of Ringmer. Situated in a cul de sac away from the main road, this property is in close proximity to local shops, cafes and recreation grounds.

ENTRANCE HALL- Doors to principal rooms and storage cupboards

SITTING ROOM- A generously sized room measuring 4.47m x 3.56m with two double-glazed side aspect windows allowing floods of light; laminate flooring

KITCHEN- A modern fitted kitchen comprising shaker style fitted wall and base units with contrasting worktops, one and half bowl stainless steel sink with mixer tap and rear aspect double-glazed window above with views over the communal grounds. 4 ring gas hob with oven below and cooker hood above with tiled surround and laminate flooring. Space for washing machine and fridge freezer

BEDROOM- A super double bedroom with side aspect double glazed window providing natural light, with door to-

EN SUITE- Shower with tiled surround and glass enclosed, pedestal wash hand basin with mixer tap and low-level W.C.

BEDROOM- A great size double room with side aspect double-glazed window

BATHROOM- A modern fitted suite comprising panel enclosed bath with mixer tap and shower above with tiled surround and wrap around design, pedestal wash hand basin with mixer tap, low-level W.C.

Location…

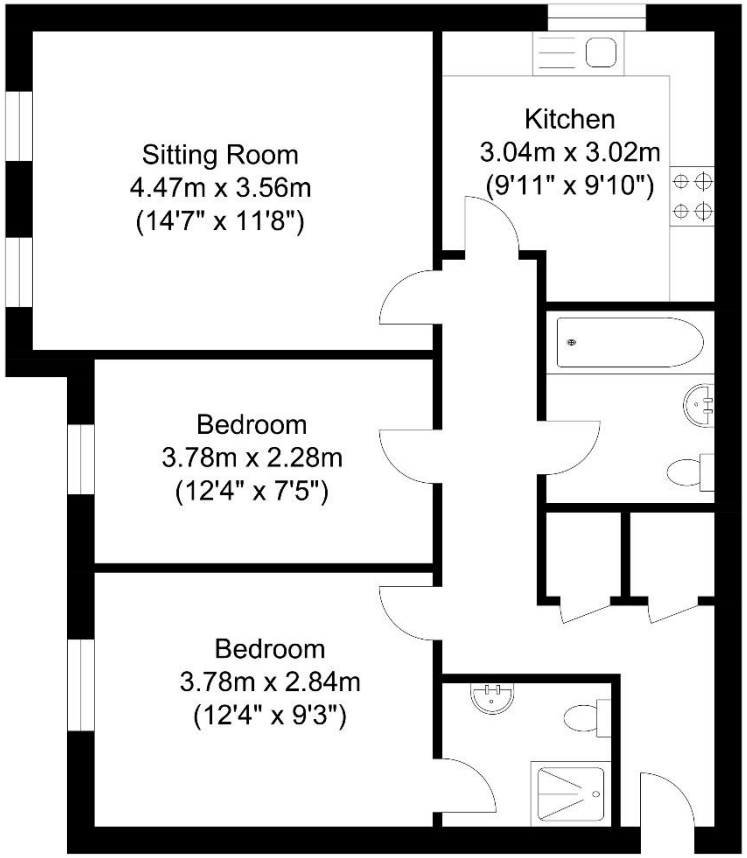
The Maples is a beautiful, private close tucked away from the main road. Located close to all local amenities Ringmer has to offer. Ringmer is one of the largest villages in East Sussex, and boasts a parade of shops, including, a café, butchers, bakery, public houses, Morrison's local, beauty salon, pet shop and pharmacy.

The village is home to both a primary and secondary school and benefits from a cycle path linking Lewes and Ringmer together.

Ringmer benefits from an excellent bus service providing regular and late running services to Lewes, Brighton, Tunbridge Wells and Eastbourne.

There are many well served sports clubs, including football, cricket, stoolball and bowls with more leisurely pursuits held at the village hall.

Tenure – Share of Freehold
Lease – 98 years remaining
Maintenance charge – £1860 pa
Ground Rent- Peppercorn
Gas Central Heating – Double Glazing
EPC Rating – C
Council Tax Band – C



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Approximate Floor Area
687.92 sq ft
(63.91 sq m)

Approximate Gross Internal Area = 63.91 sq m / 687.92 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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