£450,000-£470,000 guide price

1 Springett Avenue, Ringmer, East Sussex, BN8 5HB

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Overview...

This beautifully presented three bedroom semi-detached home is situated in a sought after location, within easy reach of the South Downs National Park and village centre.

Having undergone a program of updating with the current owner, this wonderful property is offered in great order throughout and boasts a garden room extension overlooking and opening onto the landscaped rear garden, recently refitted kitchen with quartz work surfaces, contemporary white fitted shower room, ground floor W.C., uPvc double glazing, gas central heating and feature fireplace housing a cast iron log burning stove.

Situated on a good size plot with beautifully landscaped gardens and a timber summer house, there is a generous block paved driveway to the front offering parking for three cars which leads to a detached garage with up and over door.

VIEWING RECOMMENDED

The property…

Entrance Hall- Composite front door, stairs to first floor with cupboard under, side aspect double glazed window.

Cloakroom/W.C.- Refitted with a modern white suite comprising a low level W.C. with concealed cistern, fitted cupboards over, wash hand basin set in vanity cupboard, side aspect obscured double glazed window.

Sitting Room- A bright and spacious room flooded with natural light through the large double-glazed window overlooking the front garden, attractive brick fire surround with side display plinth and slate hearth housing an inset cast iron log burning stove.

Kitchen/Dining Room- Recently refitted with a range of modern white painted "Shaker" style wall and base cupboards, attractive quartz work surfaces with inset ceramic sink, adjacent mixer tap, space for a freestanding cooker with tiled splash area and cooker hood over, spaces for tall fridge/freezer and washing machine (integrated door available), double glazed window overlooking the rear garden, generous breakfast bar, ample space for a 6 seater dining table, opening to-

Garden Room- A lovely room with double glazed windows overlooking the rear garden, composite and insulated roofing system with double glazed roof windows flooding the room with natural light, double glazed double doors opening onto the rear garden.

First Floor Landing- A good size landing with side aspect double glazed window, hatch to loft space, landing cupboard.

Bedroom- A generous double room with two double glazed windows overlooking the front garden with views to the South Downs, double built-in wardrobe.

Property and Outside…

Bedroom- A lovely double room with a double glazed window overlooking the rear garden, double built-in wardrobe.

Bedroom- A generous single room with a double glazed window overlooking the front garden.

Shower Room- Refitted with a white suite comprising a corner shower cubicle with tiled surround, wash hand basin with chromed mixer tap set in vanity unit, low level W.C. with concealed cistern, obscured double glazed window.

OUTSIDE

Front Garden- Area of lawn flanked by stocked borders, block paved driveway.

Garage- Up and over door, power and light, rear aspect window and personal door to the garden.

Rear Garden- A lovely landscaped garden with areas of lawn, paved patio and an attractive feature pond, timber summerhouse, gated side access.

Location…

Ringmer is a village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is 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 is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics, to yoga or even the local history club. Nearby Lewes offers further options including golf, rugby, tennis, swimming, cycling and athletics to name a few.

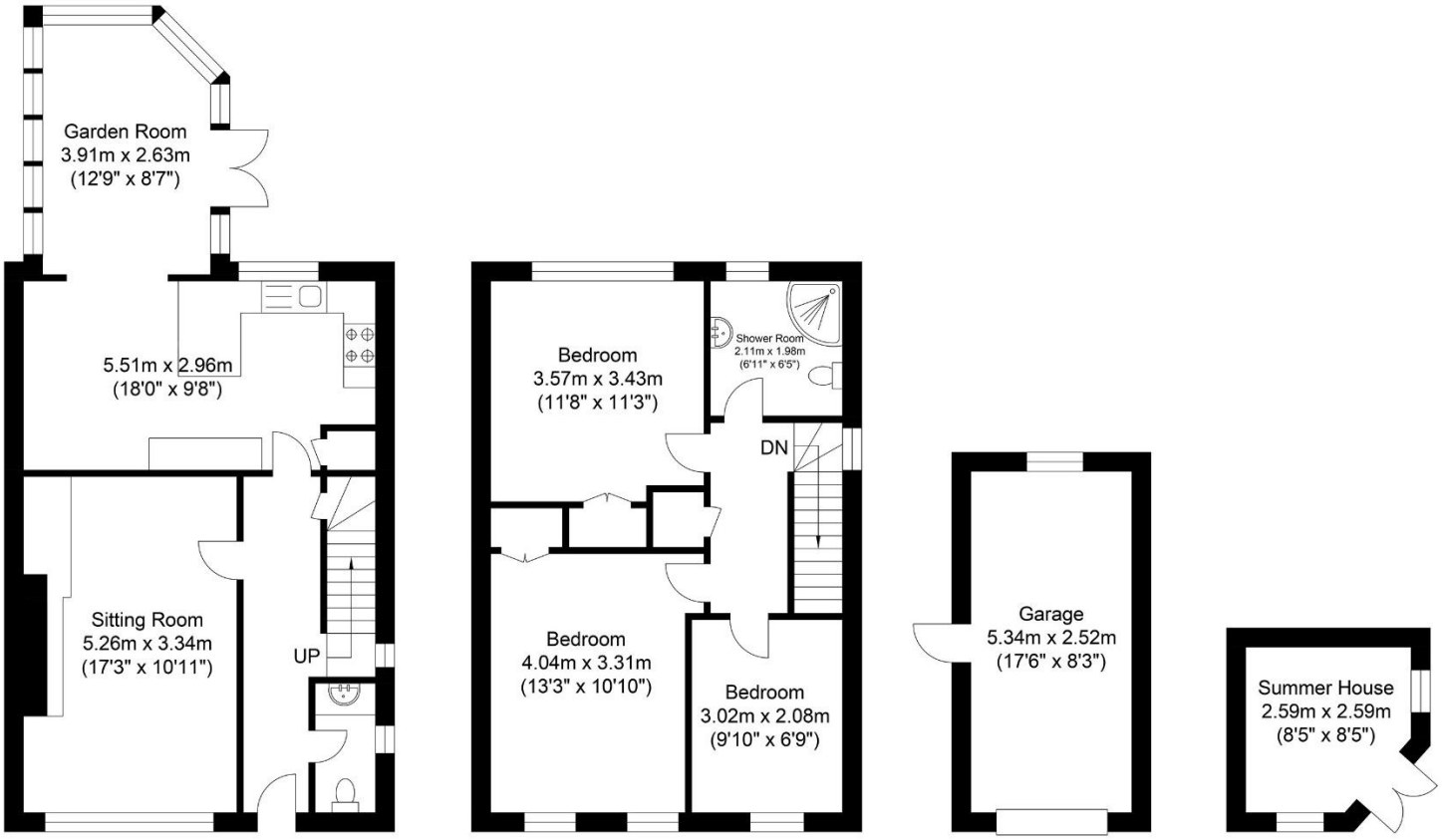
Tenure – Freehold

Gas central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – D

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



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Ground Floor
Approximate Floor Area
602.34 sq ft
(55.96 sq m)

First Floor
Approximate Floor Area
493.41 sq ft
(45.84 sq m)

Garage
Approximate Floor Area
144.88 sq ft
(13.46 sq m)

Outbuilding
Approximate Floor Area
65.76 sq ft
(6.11 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 101.80 sq m / 1095.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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