



£600,000-£650,000 guide price

12 Middleham Close, Ringmer, East Sussex, BN8 5EN

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Overview...

A great opportunity to purchase this rarely available detached two bedroom bungalow, situated in a quiet close in the popular village of Ringmer. Within walking distance of the village shops and regular bus services.

With room for modernisation and personalisation, this wonderful property boasts spacious and versatile accommodation with a generous sitting with front bay window, fitted kitchen with convenient utility room, boasting side door with alternative access. A separate dining room leads to a rear, double glazed conservatory with doors leading straight to the rear garden and creating a wonderful space for socialising or relaxing. Two naturally bright bedrooms and a fitted bathroom complete the property.

Outside, a well-maintained front garden with trees and plants, a driveway allows for off street parking and leads to a useful integrated garage. Gated side access leads to the generous rear garden with areas of gravel and lawn, a great private space with opportunities for keen gardeners.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, front window to a spacious hall with storage cupboards and doors to principal rooms

SITTING ROOM- A good size room with double glazed bay window overlooking the front garden

KITCHEN- Fitted kitchen comprising wooden wall and base units with contrasting granite effect work surfaces, matching tiled surround and flooring. One and half bowl sink with expansive double glazed rear window above, flooding the space with natural light, 4 ring gas hob with cooker hood above, integrated eye level double oven, with space for fridge freezer and dishwasher. Door to-

UTILITY- A convenient further space with white flushed wall and base units, sink with rear double-glazed window above, space and plumbing for washing machine and tumble dryer. Side door to allow alternative access

DINING ROOM- Space for a dining table with rear floor to ceiling double glazed sliding doors leading to-

CONSERVATORY- A super triple aspect space with obscured roof windows, engineered oak flooring and French doors allowing direct access to the rear garden

BEDROOM- A super double room with front aspect double glazed windows overlooking the front of the property

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden

SHOWER ROOM- Fitted with a modern white suite comprising a shower enclosure with waterfall and handheld fittings, glass doors and tiled surround, wash hand basin with set in vanity, double glazed window and chrome heated towel rail. WC separate with tiled walls and obscured windows





Outside...

FRONT GARDEN- A generous space, laid to lawn with a selection of trees and plants. A gravel driveway allows for ample off street parking and leads to the front door, side gate and integrated garage with manual up and over door- a brilliant extra storage space or with opportunities as home office, gym or for creative pursuits

REAR GARDEN- A beautiful, private space with gravel areas, ideal for alfresco dining and entertaining, this leads to areas laid to lawn with opportunities for further planting. Fence enclosed and bordered with flowerbeds containing colourful flowers, plants and shrubs. To the rear a raised decked area allows for peaceful relaxation and is also home to a shed- great for storage or with opportunities as studio, another shed further enhances these prospects.



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



Location...

Middleham Close is a sought-after road located to the south of the heart of Ringmer village centre yet within easy reach of the South Downs National Park.

A large village located just 2 miles East of Lewes. The village boasts both a primary and a 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, a café, 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. There are 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 running until late at night, offer services to Lewes, Brighton, Eastbourne, Uckfield and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes.



Tenure - Freehold

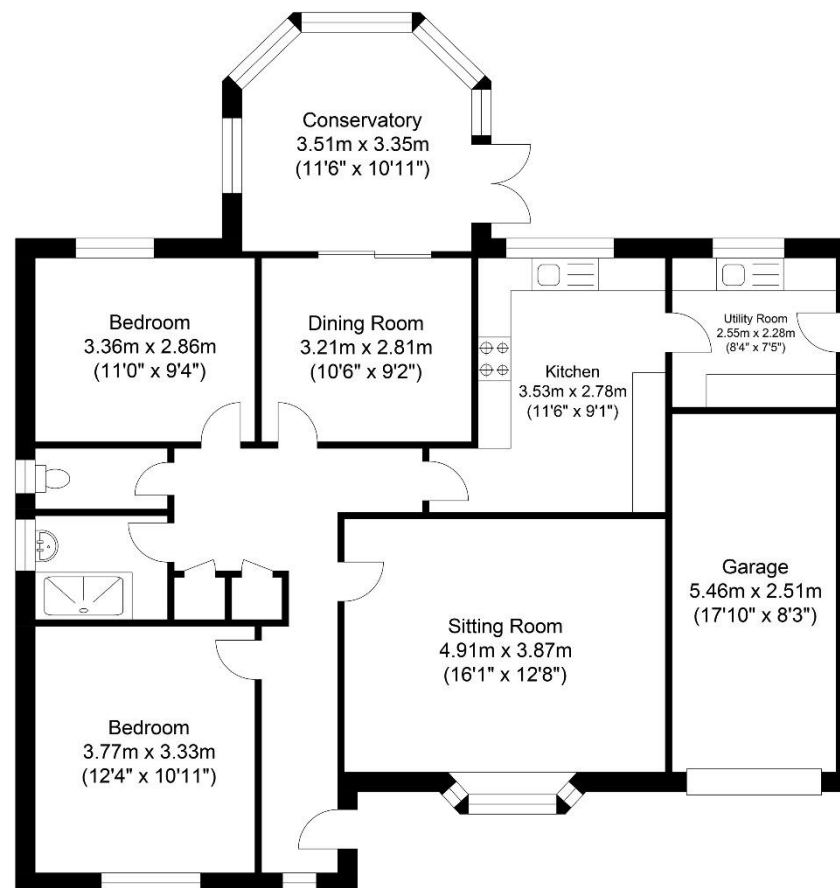
Gas Central Heating

Double Glazing.

EPC Rating - C

Council Tax Band - F

Viewing recommended



Ground Floor
Approximate Floor Area
1233.97 sq ft
(114.64 sq m)

Approximate Gross Internal Area (Including Garage) = 114.64 sq m / 1233.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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