



4 Danforth Way, Ringmer, Lewes, BN8 5GF

ROWLAND
GORRINGE

4 Danforth Way Lewes BN8 5GF

Guide Price £325,000

A sumptuous first floor two double bedroom apartment, one of only two that occupy the gable end and own entrance building that were known as the 'Captains House', when forming part of Caburn Fields, a collection of prestigious apartments and houses situated in the thriving heart of Ringmer, a dormitory village of the neighbouring county town of Lewes, and found on the doorstep of the South Downs National Park.

This established development is widely acknowledged as a hallmark of high standards, capturing a delicate balance of past, present and future, the owners of which are proud to call home.

Tastefully presented and beautifully appointed, the accommodation measuring circa 68.8 sq m is found as detailed on the accompanying floor plan, with the double bedrooms facing east, whilst the sitting/dining room has a westerly aspect. Found within the luxuriously fitted kitchen are Zanussi fitted appliances, that include:- Refrigerator, Freezer, Gas Hob, Dishwasher and Washing machine. There is a designated car parking space that is enhanced by visitors car parking.

Danforth Way is a small, select development built on the site of the former village Football ground, within immediate level walk of Ringmer village centre with its small but comprehensive shopping precinct with a Butcher, General Store/Post Office, Bakery, Veterinary Surgery, Doctor's Surgery and Chemist, as well as well attended primary and secondary schooling. There are many recreational facilities including a village Cricket team, Bowling, and Football clubs and two highly regarded pubs. Ringmer also boasts a frequent bus service and offers walking and cycling enthusiasts easy access onto the South Downs. Less than 3 miles distant is the County Town of Lewes with its wide range of independent shops, three major supermarkets, antique shops, independent cinema and a fast railway service to London - Victoria in just over the hour. The famous Glyndebourne Opera House is approximately 1.5 miles away.

Tenure: Leasehold (with a share of freehold -TBC) with a 999 year term issued on the 1st of January 2021 by the incumbent landlord, Riverdale Developments Limited under the guise of Anchor Field Management Ltd.

Local Authority: Lewes District Council, Council Tax Band: C All mains services are appointed to the property.

We understand that the current broadband download speed (ultrafast) at the property is around 1800 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from checker.ofcom.org.uk on 12/02/2026). Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 12/02/2026).

Directions: <https://w3w.co//teams.imparting.brighter>

Viewing appointments are unhesitatingly recommended and are by confirmed prior appointment with the sole selling agent, Rowland Gorringe Estate Agents 01273 471348.



- Five years NHBC building warranty remaining
- Ideal first time purchase
- Immediate level walk of village surgery and shopping precinct
- Reserved parking space, complimented by visitors parking
- All mains services with gas fired CH
- Gross internal measurement 68.8 sq m/740 sq ft
- Comprehensively fitted kitchen with integral appliances
- Two double bedrooms, one with en suite shower room
- Bathroom
- Double Glazed windows are fitted throughout



Communal Entrance Hall

Reception Hall

Sitting/Dining Room 4.88m x 3.66m (16 x 12)

Kitchen 3.96m, 0.30m x 2.01m (13,1 x 6'7)

Principal Bedroom with en suite
4.00 x 3.20 (13'1" x 10'5")

Bedroom Two 3.78m x 3.12m (12'5 x 10'3)

Bathroom

Allocated Parking Space





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Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

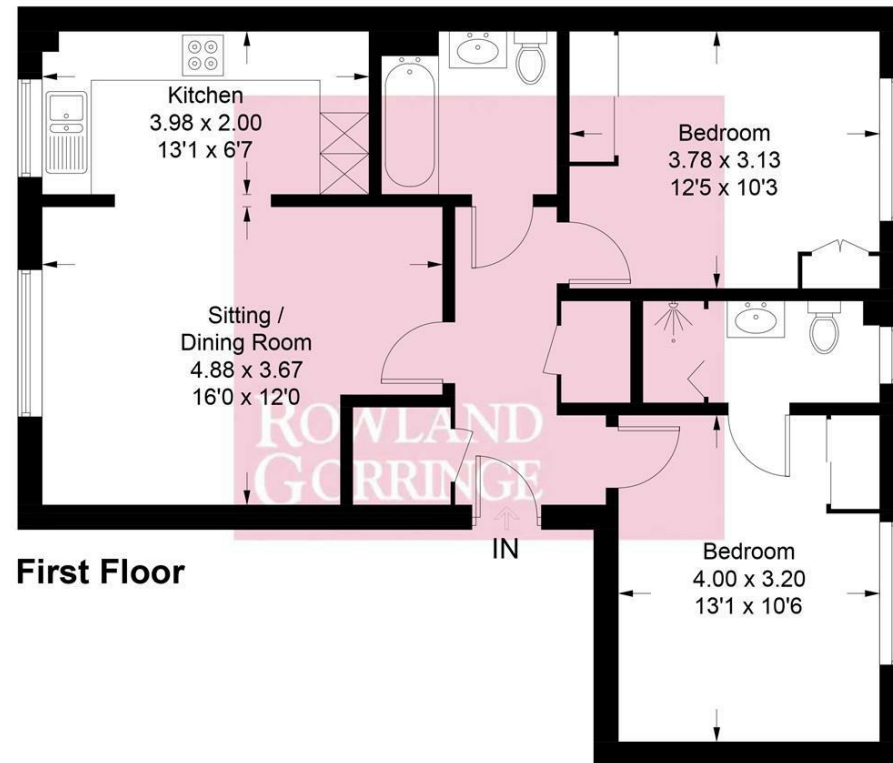


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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