



Fairlight Field, Ringmer, Lewes, East Sussex, BN8 5QP

Asking Price £325,000

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Three bedroom semi-detached bungalow in central Ringmer. Features include a re-fitted bathroom, two reception rooms and a private garden. Conveniently located near all village amenities.

The Property

This three bedroom semi-detached bungalow is located in the central village of Fairlight Field, Ringmer. The property offers convenient living with easy access to local shops, the village school, and other amenities. It is suitable for families, couples, or those looking to downsize.

The home is well-maintained and in good decorative order. Upon entering there is a spacious entrance hall with a large cloaks cupboard and an airing cupboard. Double doors lead into the lounge which then leads into the conservatory. These areas can be adapted to suit various needs, such as a double aspect lounge, dining room, or study. The conservatory is a bright area overlooking the private enclosed garden and this room can be used as a sunroom, an additional dining area, or a quiet space for relaxation.

The kitchen/breakfast room provides practical space for meal preparation and casual dining with ample wall and base mounted units with a work surface extending to include an inset gas hob, with oven below. Space for washing machine, tumble dryer, fridge and freezer and a small breakfast bar. There is a wall mounted Worcester gas fired boiler. The property includes three bedrooms, two double rooms with the main bedroom having french doors leading into the garden, and a single bedroom offering sufficient accommodation for residents and guests. These rooms are bright and provide a peaceful environment and there is useful loft storage space.

The re-fitted bathroom features modern fixtures and fittings with a bath with rainfall shower over and pedestal wash hand basin.

Outside, the private enclosed garden offers space for outdoor activities, gardening, or al fresco dining. Its enclosed nature provides privacy and security and it wraps around the property with colourful borders around the front door and the rear area has a lawn, fruit trees, raised flower beds and an area for seating. A gate provides privacy to the front and there is a useful gate leading to a footpath providing a short cut. Timber garden shed.

Ringmer is known for its community atmosphere and local facilities. The proximity to shops, schools, and other sporting village amenities is a significant advantage. This bungalow combines village life with the practicality of a well-maintained home.

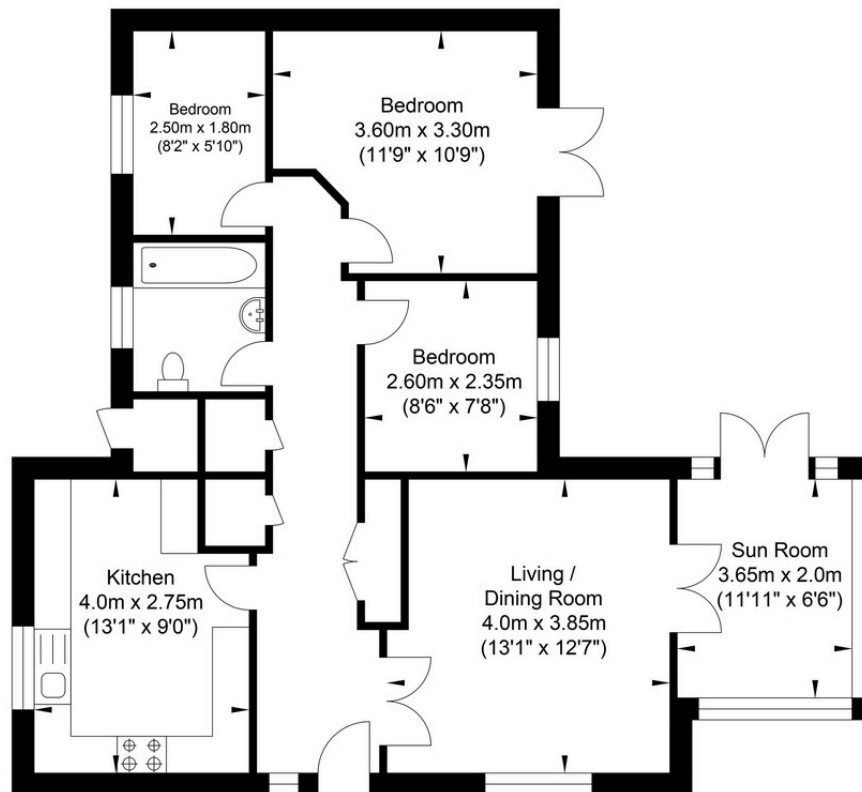
The Location

Ringmer has a doctors' surgery, pharmacy, library and two good schools for all ages. The parade of shops includes a butcher, baker, general store/post office plus fish and chip shop, The village also has two cafes, two pubs and a regular bus service to Lewes, Brighton and Eastbourne. Active sporting clubs include cricket, football, croquet, bowls and stoolball. The surrounding countryside is ideal for walking and a good cycle path runs into Lewes.

The surrounding area includes Glyndebourne opera house which is on the Ringmer parish boundary. East Sussex county town of Lewes is only a few minutes away by car and offers a selection of cafes, inns and restaurants plus a wide range of shops including Waitrose and Tesco. Lewes railway station has regular services to London Victoria. The town also has a small hospital with urgent treatment centre.



Fairlight Field, Ringmer



Approximate Floor Area
812.89 sq ft
(75.52 sq m)

Approximate Gross Internal Area = 75.52 sq m / 812.89 sq ft

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

Energy Performance Certificate

Agents Notes

Tenure - Freehold

EPC - TBC

Council Tax Band - C



Please note:

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