



£375,000 guide price

6 Oakmede Way, Ringmer, East Sussex, BN8 5JL

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The property...

ENTRANCE HALL- Composite front door to bright hallway with herringbone flooring, built in storage cupboards, doors to principal rooms and hatch to fully bordered loft with potential to develop into further accommodation, stpp, however neighbouring properties have undergone these works

SITTING ROOM- A super room with expansive rear aspect double glazed windows overlooking the rear garden, herringbone flooring, fireplace recess and hatch through to the kitchen

KITCHEN- Fitted with a range of shaker style wall and base cupboards, roll edge wooden effect work surfaces, sink with adjacent mixer tap. 4 burner gas hob with tiled splash back with integrated cooker hood above and oven below, space for tall fridge/freezer and washing machine. Rear aspect double glazed window overlooking the rear courtyard and matching double glazed door providing direct rear access, herringbone flooring

BEDROOM- A good size double room with generous front aspect double glazed windows overlooking the front of the property and filling the room with natural light

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SHOWER ROOM- Fitted white suite comprising a shower with tiled surround and glass enclosed, pedestal hand wash basin, low-level wc and obscured double-glazed windows

FRONT GARDEN- Pedestrian pathway leads to front door, flanked with well-maintained laid to lawn and a range of colourful trees, plants and shrubs

REAR GARDEN- Generously sized, well-maintained space with paved patio to the rear of the property ideal for alfresco dining and entertaining, this leads to a larger area laid to lawn, fence enclosed, decorated with colourful potted plants and trees, gate to the side provides separate side access

GARAGE- Adjacent to the property is a garage with up and over door with two allocated parking spaces to the side





Location...

Ringmer- 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.

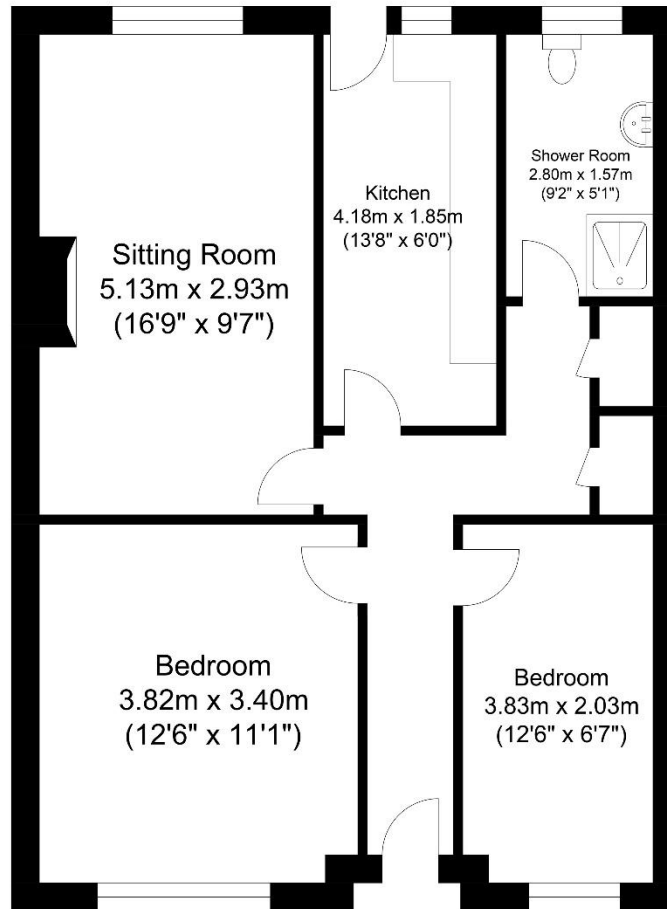
Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park with iconic walks all around and 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. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three-offering dining and traditional pub gardens to be enjoyed in fairer weather.

Tenure - Freehold
Gas central Heating
EPC Rating - D

Double Glazing.
Council Tax Band - D



Approximate Floor Area
633.13 sq ft
(58.82 sq m)

Approximate Gross Internal Area = 58.82 sq m / 633.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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