



£800,000-£850,000 guide price

3 Norlington Court, Ringmer, East Sussex, BN8 5SS

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## Overview...

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A fantastic opportunity to purchase this stunning five-bedroom detached home, situated on the sought after outskirts of Ringmer village yet within easy reach of wonderful countryside and village centre. Situated on a generous plot in an established cul de sac, this individually designed home has been beautifully maintained and extended.

Built by renowned builders Berkeley Homes, this home offers spacious and comfortable accommodation which has been lovingly maintained. Accommodation comprises of a spacious entrance hall, generous sitting room opening onto a dual aspect conservatory, generous, open-plan kitchen and dining room, utility, study and cloakroom/W.C.

The first floor boasts a spacious central landing, master bedroom with ensuite facilities and dressing room and guest room with ensuite facilities. There are three further bedrooms and a family bathroom.

Outside, the property hosts a driveway with parking for 2 cars and a beautifully landscaped rear garden with far reaching views.





## The property...

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**ENTRANCE HALL-** A generous hall with doors to principal rooms

**SITTING ROOM-** A good size room with large, side aspect double-glazed window, gas fire inlet, and bifold double glazed doors opening into-

**CONSERVATORY-** Very spacious room with space for dining table and living area; dual aspect room allowing floods of natural light, with laminate flooring. Double doors opening onto side of garden and composite door opening onto rear garden. Separate door back to house to

**KITCHEN/DINING ROOM-** Measuring a generous 20'10, this dual aspect is flooded with natural light and has space for large dining table. Wooden wall and base units with stainless steel double sink with mixer tap and rear aspect double glazed window above, overlooking the rear garden. 4 ring gas hob with cooker hood above, double eye-level oven, built in dishwasher and space for American style fridge freezer.

**STUDY-** Front aspect double glazed window

**CLOAKROOM/W.C.-** Modern white wash hand basin with mixer tap and low-level W.C.

**UTILITY-** White shaker style wall and base units with stainless steel sink, space for washing machine and tiled flooring. Doors to garage, rear garden and to entrance hallway

**FIRST FLOOR LANDING-** Side aspect double glazed window, storage cupboard and doors to principal rooms

**BEDROOM 1-** Large double room with front aspect double glazed windows and built in wardrobe. Walk-in dressing room with storage and skylight and door to-



## The property...

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**EN SUITE BATHROOM-** Panel enclosed bath with mixer tap and hand-held shower head, walk in shower with mixer tap and glass surround, pedestal wash hand basin, low-level W.C., chrome heated towel rail and Velux skylight

**BEDROOM 2-** Spacious double room with side aspect double-glazed windows allowing floods of natural light, built in wardrobes and door t-

**EN SUITE BATHROOM-** With tiled walls and flooring and patterned border, comprising a panel enclosed bath with mixer tap and hand-held shower head; shower, glass enclosed, obscured windows, pedestal wash hand basin and low-level W.C.

**BEDROOM 3-** A great sized double room with side aspect double glazed window with views of the Sussex Countryside and built-in wardrobe

**BEDROOM 4-** A good size room with double glazed front aspect window, overlooking the front of the property

**BEDROOM 5-** Side aspect double-gazed window overlooking the rear garden







## *Outside...*

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**FRONT GARDEN-** Brick paved pathway leads to the front door and areas of laid to lawn on either side of the drive, side gate to rear garden with multiple trees and shrubs

**REAR GARDEN-** A generously sized rear garden, with a block paved path wrapping around the property, this is lined with trees and fence enclosed. A bountiful sized area of laid to lawn, with an established border of plants, shrubs and trees. Block-paved pathway around grass to shed and greenhouse, all fence enclosed. Behind the summerhouse is an area of gravel with further laid to lawn and trees.

**SUMMERHOUSE-** Raised on wooden panelling, timber constructed with double doors and side aspect windows looking onto the garden and the property

**GARAGE & PARKING-** To the front of the property is a drive to the large garage with space for multiple vehicles. The garage is generous in size with power and water supplies connected.





## *Location...*

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**Norlington Court** is situated in a quiet cul de sac on the outskirts of the much-desired Ringmer village, yet within easy access to The Village Green with wildlife pond, children's playground and recreation ground.

Ringmer -is a large village 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 and cafes. Ringmer benefits from a pharmacy and two public houses within the village and a third just to the outskirts, all of which offer dining services. Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells.

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

Gas central heating

Double Glazing.

EPC Rating - C

Council Tax Band - G







## *Enquiries...*

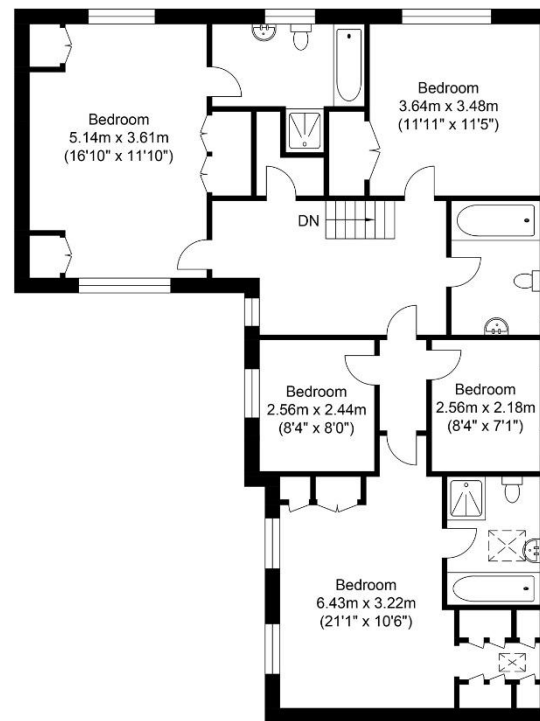
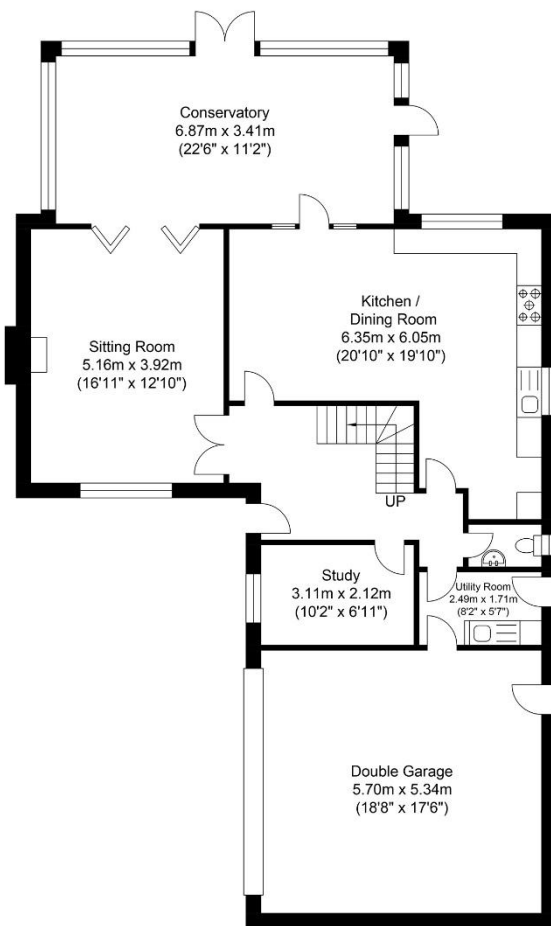
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For an appointment to view or any further enquiries, please contact our Ringmer office on-

**01273 407929** or

**[ringmer@mansellmctaggart.co.uk](mailto:ringmer@mansellmctaggart.co.uk)**





Ground Floor  
Approximate Floor Area  
1371.21 sq ft  
(127.39 sq m)

First Floor  
Approximate Floor Area  
1090.16 sq ft  
(101.28 sq m)

Approximate Gross Internal Area (Including Garage) = 228.67 sq m / 2461.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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