



**Danforth Way, Ringmer, Lewes, East Sussex, BN8 5GF**  
Asking Price £285,000

## Danforth Way, Ringmer, Lewes, East Sussex, BN8 5GF

This immaculate two bedroom, two-bathroom first floor apartment in Ringmer, East Sussex, offers direct views over an open green. It features a spacious kitchen with integrated appliances and an allocated parking space, providing comfortable village living close to all amenities.

### The Property

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Located in the popular village of Ringmer, this immaculate two bedroom, two bathroom first floor apartment offers comfortable and convenient living, with gas central heating and double glazed windows. Priced at £285,000, this property combines modern amenities with a central village location, making it an ideal home for various buyers.

The apartment is in pristine condition with neutral decor throughout. The layout is well designed, providing a bright and airy feel. There is a secure entry phone system which allows you to enter communal entrance hall shared by only three other apartments. The easy stairs lead to the first floor where the apartment is located. The spacious entrance hall has a deep shelved cupboard and a further coat and shoe cupboard and hatch access to the loft. From here the apartment opens into the spacious lounge with a large window to the front. The spacious contemporary kitchen is open but well separated and is a key feature, offering integrated Zanussi appliances including a gas hob, full size dishwasher, washer dryer, fridge freezer and electric oven and ample food preparation areas with plenty of floor and wall mounted units. This space is both functional and stylish, suitable for everyday cooking and entertaining.

The apartment includes two good sized bedrooms with the smaller one having a fitted cupboard housing the 'Logic' gas fired combi boiler and a window to the rear and the main bedroom has a feature wall, fitted wardrobe with sliding doors and an en-suite shower room with a large shower unit. A second bathroom serves the additional bedroom and guests, with a contemporary suite with a panelled bath with shower over and a folding glass shower screen.

One of the main benefits of this first floor apartment is the view to an open green at the front. This outlook provides a sense of tranquillity and openness, which is valuable in a village location.

An allocated parking space is included, which is a valuable asset. This ensures hassle-free parking, adding to the overall convenience of the property. There is also ample visitor car parking and a communal bike shed.

The property's central village position means residents are within easy reach of Ringmer's shops and amenities. Local stores and village facilities, including GP surgery and pharmacy, are a short walk away, contributing to a sense of village community and convenience. Ringmer is a charming village, combining rural appeal and within walking distance of Malling Down and Southerham Farm Nature Reserves. Ringmer has good access to larger towns like Lewes and Brighton, making it suitable for commuters and those who appreciate both countryside and city life.

The property benefits from a long lease of 994 Years, and the remainder of 5 years on NHBC New Homes Warranty.

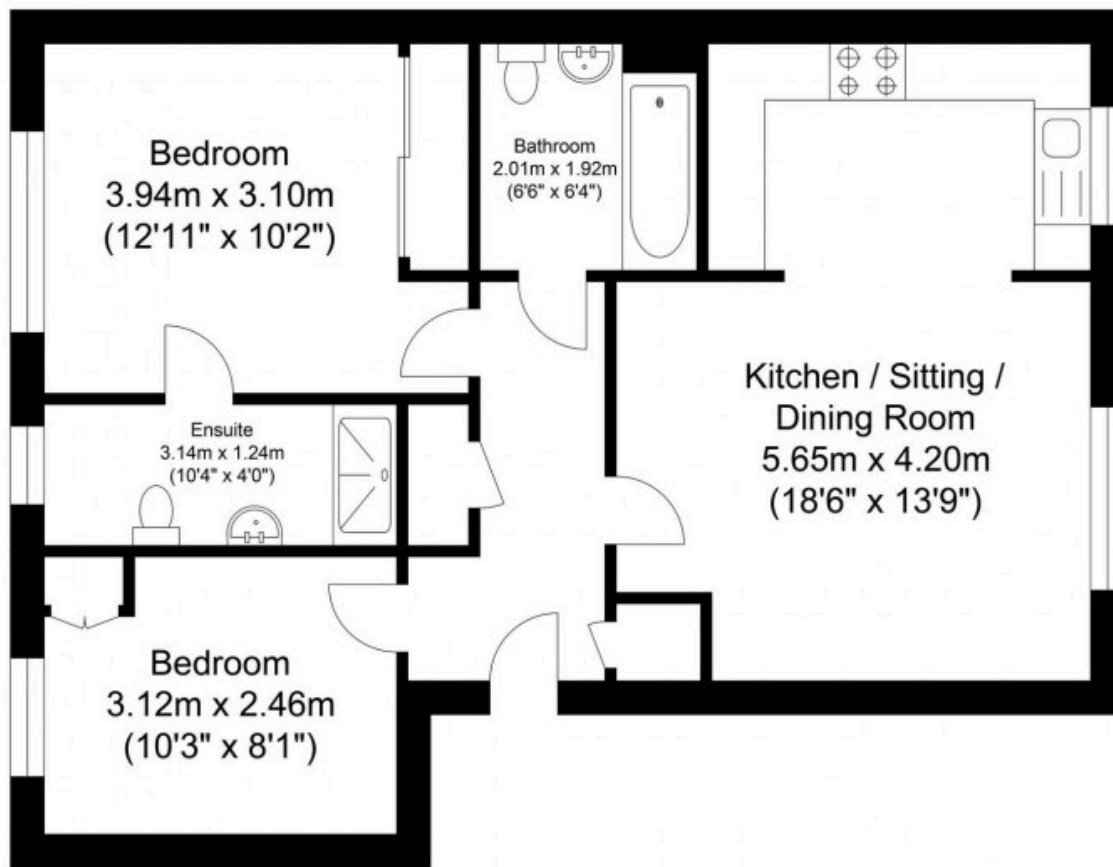
### The Location

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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.





Top Floor  
Approximate Floor Area  
609.02 sq ft  
(56.58 sq m)

Approximate Gross Internal Area = 56.58 sq m / 609.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes Energy Performance Certificate

Tenure - Leasehold  
Service Charge - £1639.14  
Ground rent - Peppercorn  
Lease Length - 994 Years  
Council Tax Band - C  
EPC - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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