

OAKFIELD

Lewes Road, Ringmer, Lewes

Price £210,000

2 1 1 D

## Lewes Road, Ringmer, Lewes

Available exclusively to those aged 55 and over, tucked away within one of Ringmer's most sought after retirement developments, this well presented ground floor apartment enjoys a wonderful position within Delves House West, offering direct access to the beautifully maintained communal gardens whilst remaining perfectly positioned to enjoy the welcoming community atmosphere the development is known for.

The property offers bright and spacious accommodation throughout, with a generous dual aspect sitting room filled with natural light and enjoying lovely views across the communal gardens and guest patio area. Patio doors open directly outside, creating a wonderful space to sit and enjoy the peaceful surroundings whilst still feeling connected to the heart of the development.

The modern fitted kitchen flows nicely from the sitting room and offers ample worktop and storage space, room for appliances, and a breakfast area. There are two well proportioned bedrooms, including built in wardrobes, alongside a recently fitted adaptive shower room designed with practicality and comfort in mind.

Further benefits include updated heating, an extended lease, emergency pull cord assistance, residents parking, communal lounge facilities, guest accommodation, laundry room, and beautifully maintained park like grounds with pond and seating areas to enjoy throughout the year.

Delves House is ideally situated in the centre of Ringmer, directly opposite the Village Green and within a short level walk of the village shops, bakery, café, pharmacy, doctors surgery and regular bus routes. Ringmer continues to be one of the area's most desirable villages for retirement living, offering a wonderful balance of community spirit, convenience and countryside surroundings, whilst Lewes town centre and mainline railway station remain just a short distance away.

























**Living Room**
14'4" x 11'5" (4.37m x 3.48m)

**Kitchen**
11'7" x 6'9" (3.53m x 2.06m)

**Bedroom One**
10'8" x 8'8" (3.25m x 2.64m)

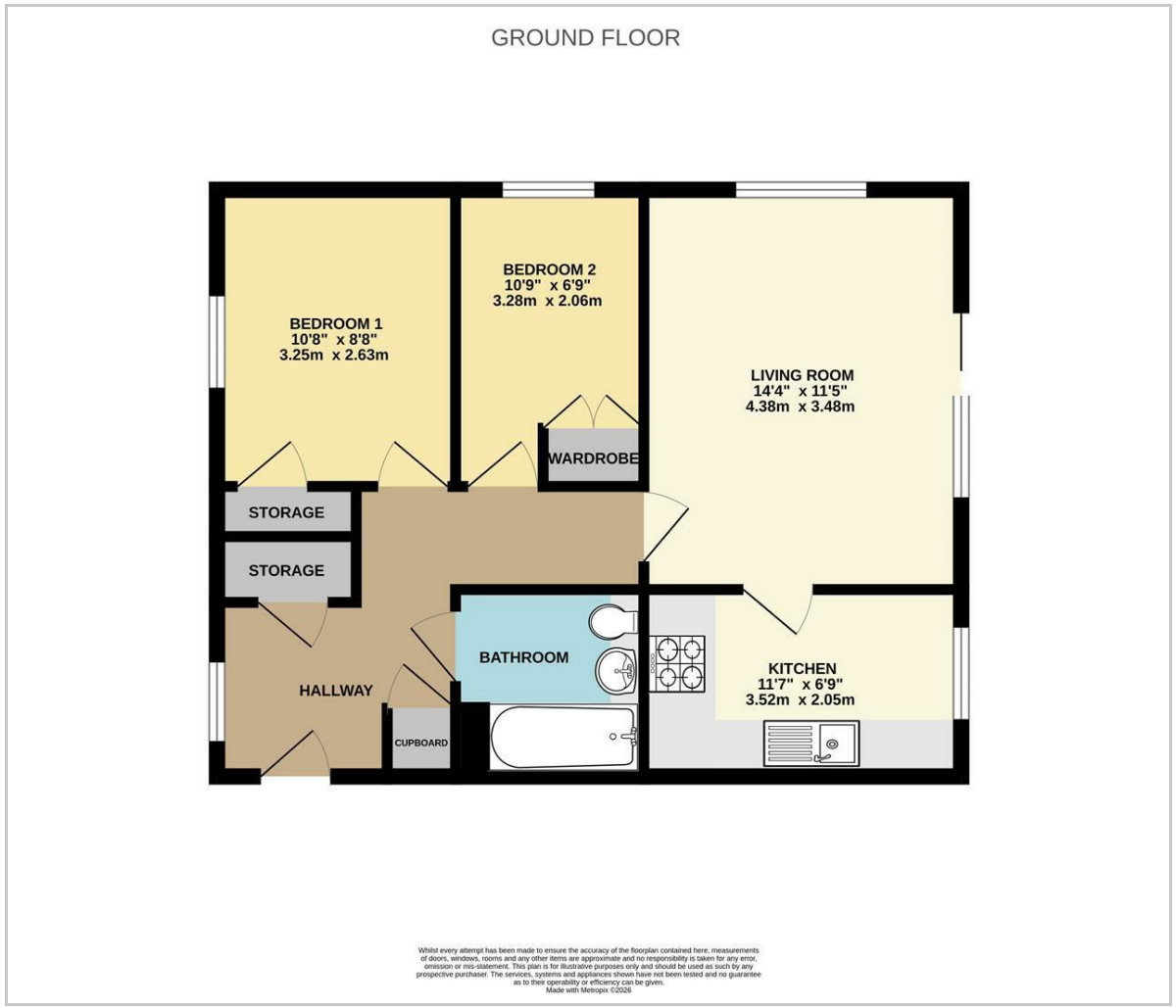
**Bedroom Two**
10'9" x 6'9" (3.28m x 2.06m)

**Bathroom**

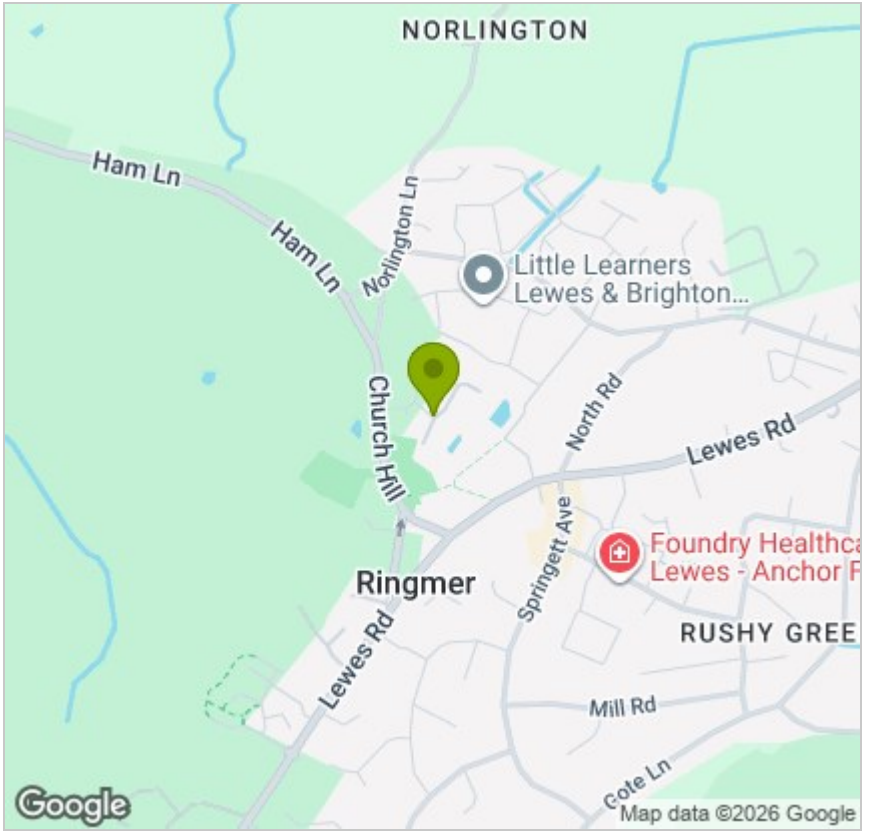
**Council Tax Band C - £2,449.93 Per Annum**

**Awaiting Probate**

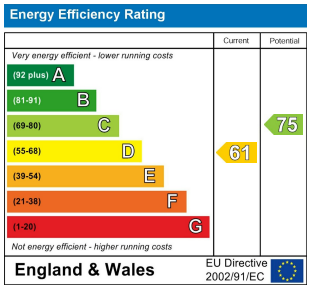
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

64 High Street, Lewes, East Sussex, BN7 1XG
lewes@oakfieldproperty.co.uk
01273 474101
www.oakfieldproperty.co.uk