

£750,000-£800,000 guide price

6 The Elms, Ringmer, East Sussex, BN8 5EZ

MANSELL McTAGGART

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Overview...

We're extremely pleased to market for sale this rarely available 2-bedroom bungalow, located in The Elms, a highly sought after area in the village of Ringmer. Sitting on apx 1/3 acre (TBV) the property backs onto the South Downs National Park, and is close to local village amenities.

This bright home boasts a spacious dual aspect sitting/dining room with expansive windows and impressive views; there is also a sun room for relaxing afternoons or use as a study. To the front, a modern fitted kitchen with breakfast bar and convenient side access.

The versatile accommodation further comprises two generous double bedrooms and a contemporary fitted bathroom.

Outside, the property is surrounded by well-maintained garden backing onto the South Downs. To the front is a generous plot allowing for ample off street parking, all leading to a detached garage.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Front door, storage cupboard and airing cupboard, doors to principal rooms

CLOAKROOM/W.C.- White low-level W.C., wash hand basin with vanity unit.

KITCHEN- A beautifully fitted kitchen comprising flushed wall and base units with complementing marble effect work surfaces, further by matching convenient breakfast bar. One and half bowl sink with front aspect double glazed window above, fills the room with natural light, 4 ring gas hob with cooker hood above, integrated eye-level double oven, fridge-freezer and microwave. Space for washing machine, tumble dryer and dishwasher. To the side a useful door provides alternate access.

SITTING ROOM- A wonderful space, measuring an impressive 26'10ft x 13'7ft, with an expansive double-glazed window to the rear overlooking the rear garden. This naturally bright space features a cast iron log burner with tiled hearth and built in cupboard, and space for a family dining table, window to the side, this opens to-

SUN ROOM- A triple aspect area with tiled flooring overlooking the beautifully maintained rear garden. To the side, floor to ceiling double glazed windows and doors flood the room with natural light and opening directly to the main garden allowing a seamless transition between indoor and outdoor living.

BEDROOM- A super double room with rear and side aspect double glazed windows allowing lots of natural light and pretty views, built in wardrobes.

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

BATHROOM- Fitted with a modern suite comprising a panel enclosed bath with shower over and tiled surround, wash hand basin set in vanity unit, low level W.C. and obscured windows.











Outside...

FRONT GARDEN- A driveway allows for ample off street parking and leads to the garage. A generous area of well-maintained lawn is bordered by a variety of plants and shrubs. To the side there are two separate accesses to the rear garden.

GARAGE- Brick built detached with electric up and over door, side window and pedestrian access to the rear. A great extra space, with opportunities as home office or home gym. (Had expired planning permission).

REAR GARDEN- A beautiful rear garden, predominantly laid to lawn with a paved patio, ideal for alfresco dining or entertaining. There are an established range of trees, plants and flowers bringing colour and great for keen gardeners. Sheds with electricity, useful as an office, studio or storage, and a pond feature. With high levels of privacy this impressive garden creates the perfect combination of tranquillity, space and light.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929











Location…

The Elms is a highly sought after private cul-de-sac of detached properties, popular for its central location yet peaceful environment.

Ringmer – 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 including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy, library and also two public houses within the village and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Tunbridge Wells and Eastbourne.

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

Tenure – Freehold

Gas Central Heating

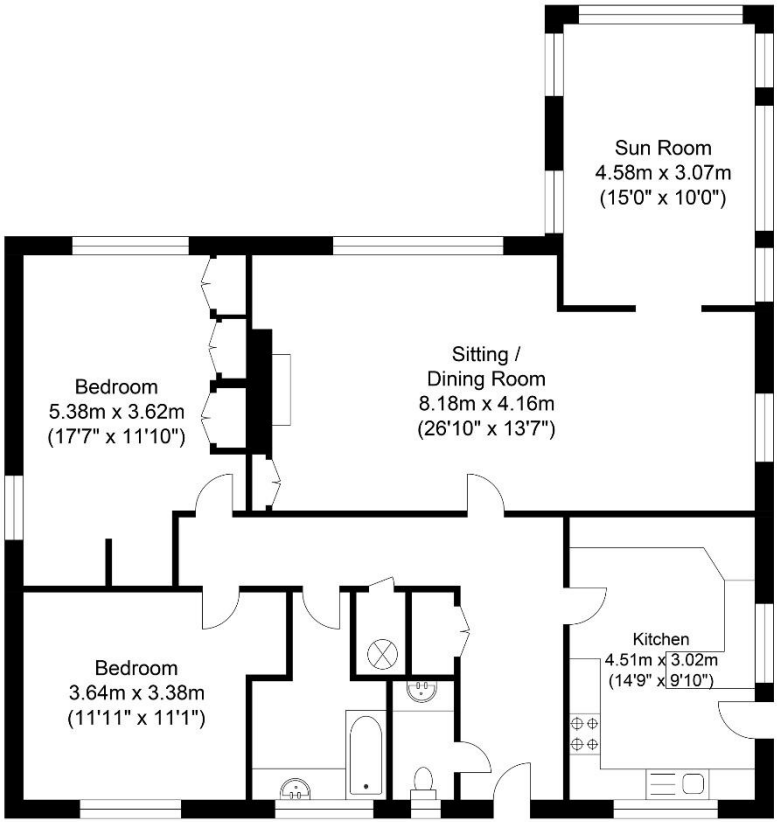
Double Glazing.

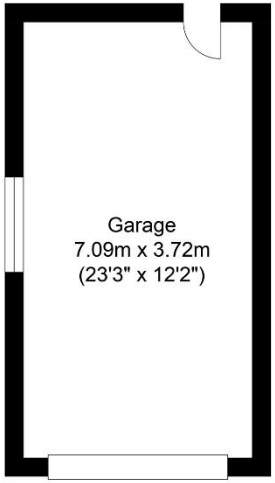
EPC Rating – D

Council Tax Band – E

Residence Association Charge – apx £50 pa

Viewing recommended





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Ground Floor
Approximate Floor Area
1261.20 sq ft
(117.17 sq m)

Garage
Approximate Floor Area
283.84 sq ft
(26.37 sq m)

Approximate Gross Internal Area (Excluding Garage) = 117.17 sq m / 1261.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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