£425,000-£450,000 guide price

4 Langham Close, Ringmer, East Sussex, BN8 5HL

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Overview...

A brilliant opportunity to purchase this beautifully presented 3 bedroom family home situated in a quiet cul de sac within walking distance of the village and local primary school.

This super property has undergone high levels of improvements and now boasts spacious accommodation finished in a bright, contemporary style including a wonderful dual aspect sitting/dining room with doors to the rear opening directly to the rear garden, seamlessly blending indoor and outdoor living.

There is a spacious entrance hall with storage area and ground floor W.C., to the rear a beautiful modern fitted kitchen. On the first floor is the bathroom, refitted with a modern white suite and three bedrooms, varying in sizes.

Outside, the property boasts a wonderful rear garden, enjoying areas of patio and laid to lawn, ideal for summer evenings and space for children. To the front a driveway allows for off street parking and leads to a garage.

VIEWING RECOMMENDED

The property…

ENTRANCE HALL- Composite front door leads to a spacious hallway with cupboard recess, ideal for coats and shoes, stairs to first floor and doors to principal rooms

CLOAKROOM/W.C.- Under the stairs a conveniently housing a low-level wc, hand wash basin and side window

SITTING/DINING ROOM- A super, dual aspect room, measuring an impressive 23'8ft x 12'9ft, with expansive double-glazed windows to the front and to the rear flooding the space with natural light, serving hatch through to the kitchen and to the rear is also a door providing direct access to the rear garden. A wonderful open plan space for families and entertaining

KITCHEN – Modern fitted kitchen comprising a range of flushed wall and base units with complementing work surfaces, sink with rear aspect double glazed window above overlooking the rear garden. 4 ring ceramic hob with cooker hood above and oven below, space for fridge freezer and dishwasher. To the side a door provides alternate access

FIRST FLOOR LANDING- Side aspect window, airing cupboard, hatch to loft and doors to principal rooms

BEDROOM- A super double bedroom with generous double-glazed windows to the front and built in wardrobes

BEDROOM- A great double bedroom with built in wardrobes and rear double-glazed windows overlooking the rear garden and further with views over the South Downs

BEDROOM- A single bedroom with front windows, naturally bright and built in cupboard

BATHROOM- Modern fitted suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, wash hand basin set in a vanity cupboard, low level W.C., chrome heated towel rail and obscured windows

Outside…

FRONT GARDEN- A block paved driveway accommodates off street parking and leads to a garage. To the side an area of beautifully maintained laid to lawn is bordered by a range of colourful flowers and plants with a covered porch over the front door. To the side, a pedestrian walkway provides private, alternate access to the rear garden and kitchen

GARAGE- Brick built with manual up and over door, ideal for further storage or opportunities as home office or gym

REAR GARDEN- A well-maintained, generous rear garden with newly laid patio to the rear of the property, ideal for alfresco dining and entertaining, this leads to a larger area laid to lawn, fence enclosed, perfect for keen gardeners and games for children. A gate to the side provides private access.

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

Location…

Langham Close is a cul de sac located within easy walking distance of the centre of Ringmer which is just 2 miles East of the historic market town of Lewes.

Ringmer 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 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 and Tunbridge Wells.

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

Tenure – Freehold

Gas central Heating

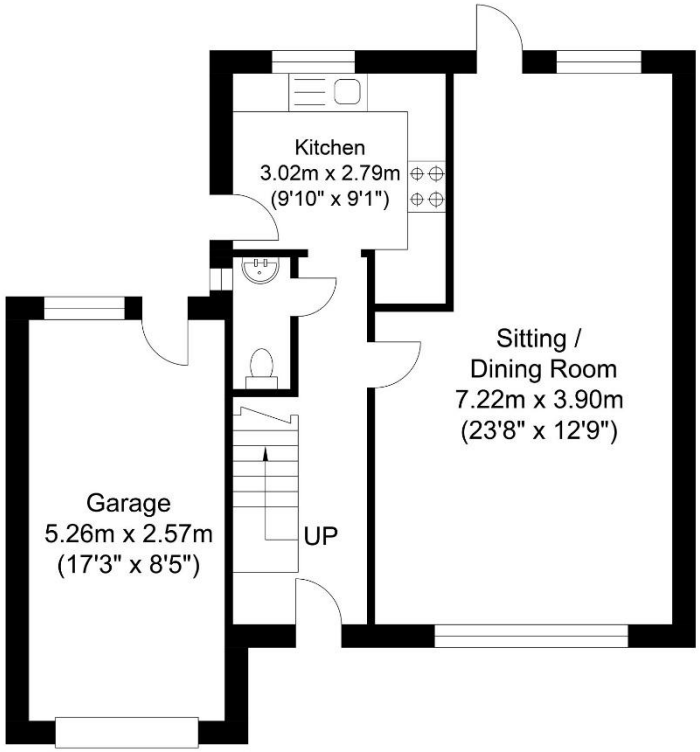
Double Glazing.

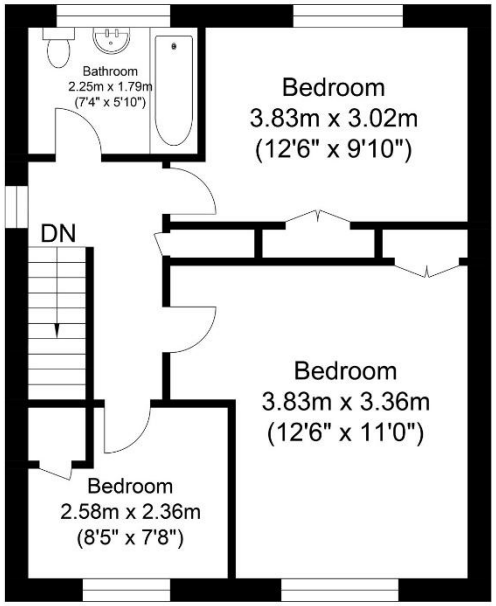
EPC Rating – C

Council Tax Band – D

Offered with no onward chain

Viewing recommended





Ground Floor
Approximate Floor Area
597.39 sq ft
(55.50 sq m)

First Floor
Approximate Floor Area
447.67 sq ft
(41.59 sq m)

Approximate Gross Internal Area (Including Garage) = 97.09 sq m / 1045.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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