

EPC: No EPC

Lewes Road, LEWES, East Sussex

Asking Price: £425,000

FREEMAN FORMAN









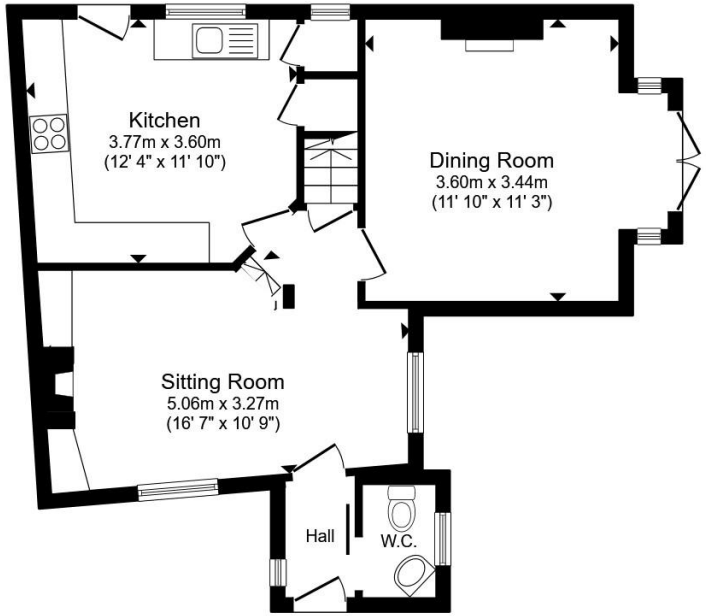




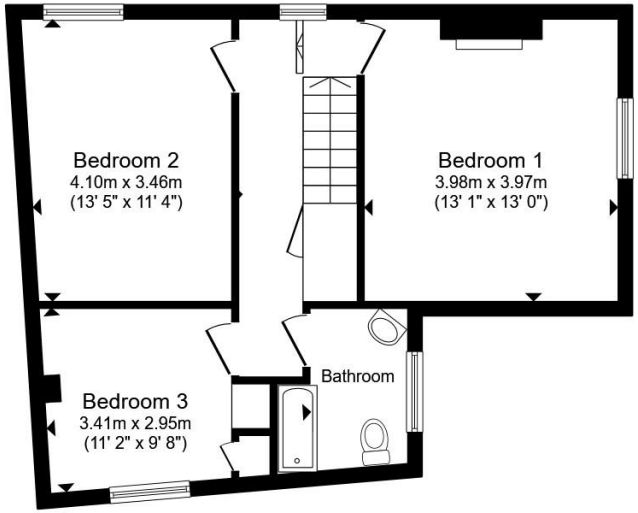
PRICE RANGE £425,000 TO £450,000 This Grade II listed home offers a wealth of character and charm in the heart of the popular Sussex Village of Ringmer, which is on the outskirts of the County Town of Lewes. Tucked away in a small spot just off the village green, the property features a private garden and car parking with a garage as well. There is an entrance porch which leads into the sitting room, which features a central brick-built fireplace, with hearth and a wood burner. There are exposed timber beams to the ceiling and a lovely, polished Parque flooring. The kitchen has a range of bespoke built units, which provide plenty of storage. There is a good wooden work surface on 3 sides and a inset butler sink, space for a range, tiled floor and a central preparation table. There is a door which opens to the garden and covered area. The dining room, which could also double up as a 4th bedroom features a box window to the side. On the first floor, the 3 bedrooms also have the family bathroom, which has a modern white suite. The front of the house has off road parking for a couple of cars and a separate garage; the area is open plan with the neighbours who have access. The rear garden has access and has a covered area, with pathway leading to a secluded patio area. The garden is well stocked with perennial plants and shrubs as is the front garden.







Ground Floor



First Floor

Total floor area 105.7 m² (1,138 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Ringmer Village is a sought-after place to live for many reasons. It is just outside the County Town of Lewes and offers far more space for families to live and work without the cramped feel sometimes experienced in Town. Local bus service into Lewes just over the road, this is the perfect balance between work and home life. The cricket club play on The Green most weekends in the summer months and the newly developed County League Football Club are now at their new home during the Winter. There is a great bowls club, Library, Surgery and a vibrant parade of shops with a Bakers, Butchers, General Store, Cafe, Fish and Chip shop who serve the local community. Lewes has a wider range of shops, bars and cafes as well as Waitrose and Tesco and a small retail industrial estate. There is a mainline railway station with regular services to London Victoria in about 1 hour away, with Brighton being about 20 minutes away.

Viewing by appointment

T: 01273 812061
E: freeman.formanringmer@countrywide.co.uk
Ringmer, Nr Lewes, East Sussex, BN8 5QE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Freeman Forman is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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FREEMAN FORMAN