



**Christie Avenue, Ringmer, East Sussex**

Asking Price: £500,000

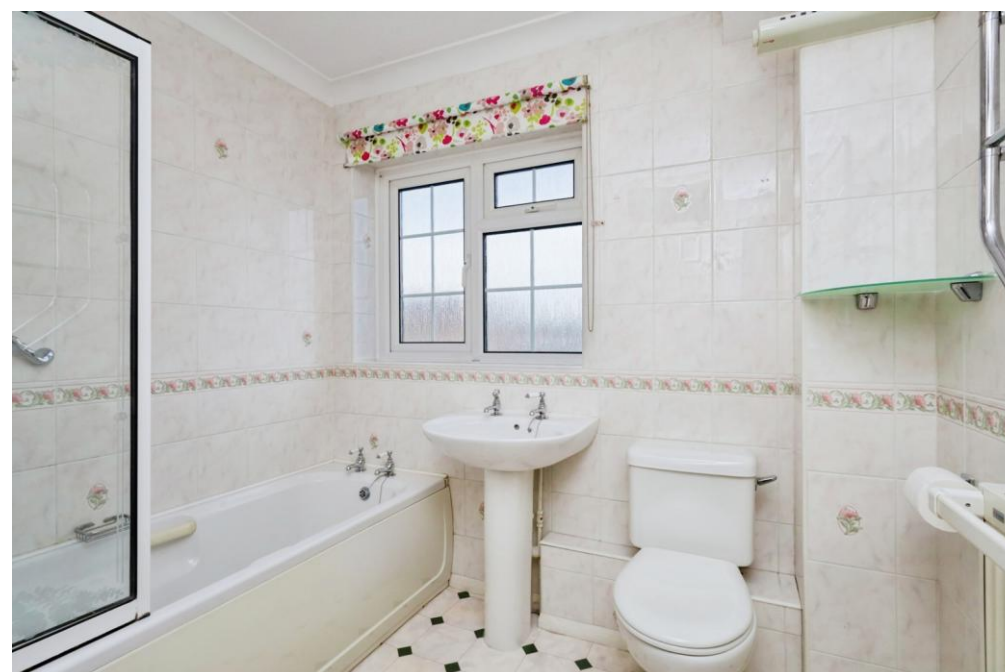


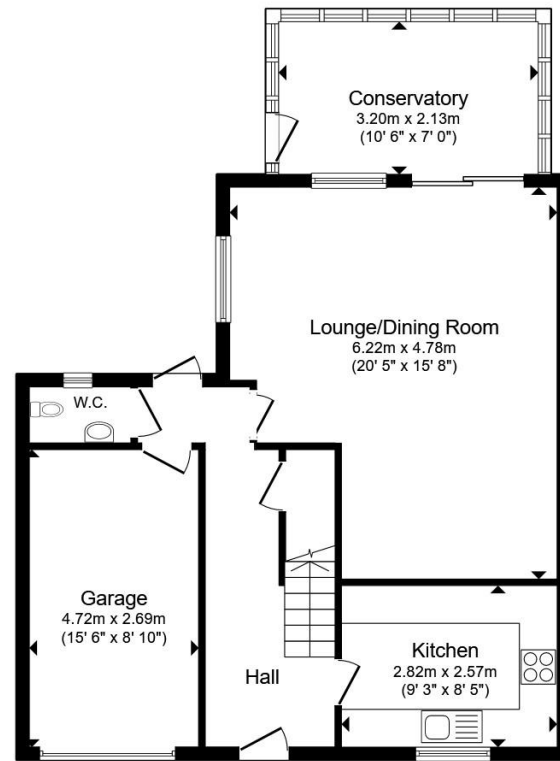






This large 4-bedroom link detached family home becomes available in this sought after established Delves development, which is located just off the village green in Ringmer. A house that provides plenty of space for a growing family and potential to possibly expand in the future, subject to all necessary planning consents being obtained. There is a large reception hallway, which has a cloakroom at the end and is behind the integral garage. There is a fitted kitchen, with plenty of room for all appliances and this could be incorporated into the sitting room which is behind it. The sitting room is light and bright with double aspect and a gas fire. There are patio doors leading to a conservatory and out into the elevated garden. On the first floor the bedroom above the garage enjoys a lovely double aspect and benefits to an integral sink. Two of the other bedrooms feature built in double wardrobes. The family bathroom features a shower above bath with glazed shower door, tiled walls and heated towel rail. There is plenty of parking at the front with space parking for at least 2 cars. The rear garden has been terraced with steps to lawned area and flower borders. NO ONWARD CHAIN





**Ground Floor**



**First Floor**

Total floor area 136.5 m<sup>2</sup> (1,469 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](http://www.propertybox.io)





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. It 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](mailto: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

Code: RIR\_RIR260123\_R6PL\_8

