

EPC:
Waiting

Laughton Road, Ringmer, Lewes

Guide Price: £475,000

FREEMAN FORMAN









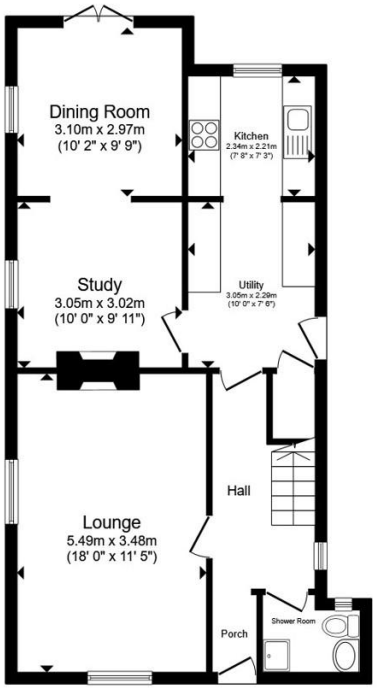


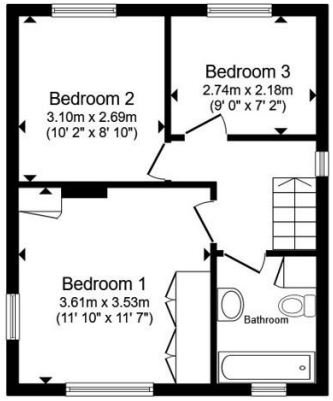


This detached 3-bedroom property is perfect for someone wanting to add value to a home with their own modernisation and development of the property. A property which is located at the end of a driveway, and on the outskirts of Ringmer Village, yet close enough to all amenities. The property has lots of character with exposed beams but has been partly extended in later years. There are two reception rooms, the sitting room at the front features a double aspect with central feature fireplace. The dining room at the rear of the house has been extended on the ground floor, with a double aspect and double doors to the garden. The kitchen is extended with the utility area at the front, with range of floor and wall mounted units and a side access door. There is also a ground floor shower and wc at the front of the house. On the first floor, there are 3 bedrooms, with built in wardrobes in the master bedroom and a family bathroom/wc. Outside, the driveway has trees and hedgerow either side with lawn area and wooden storage shed. There is side access leading to a long garden with the entire plot being 0.27 acre. A well-established garden with wooden summer house, lawn and which adjoins open countryside.









Ground Floor

First Floor

Total floor area 100.5 m² (1,081 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. 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.

This property is for sale by the Modern Method of Auction, offering buyers a transparent and secure way to purchase. The process allows both buyer and seller to complete within 56 days (the "Reservation Period"), providing greater certainty for all parties. This method is ideal for purchasers looking for a clear timescale, with exchange secured upon reservation, reducing the risk of the transaction falling through. Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack, which must be viewed before bidding.

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

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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.

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