



£500,000-£520,000 guide price

9 Sadlers Way, Ringmer, East Sussex, BN8 5HG

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Overview...

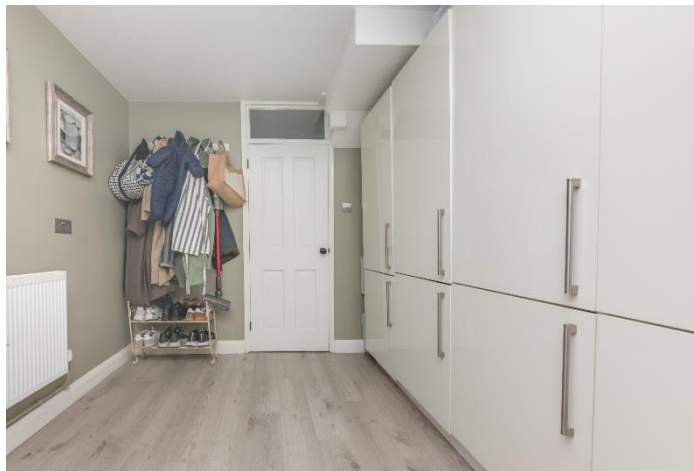
A great opportunity to purchase this beautifully presented and extended 3 bedroom family home situated in a quiet close within walking distance of the village centre and local primary school.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style including a wonderful dual aspect kitchen/dining room extension with double doors to the front and rear, roof window and central island.

There is a spacious entrance hall with study area and ground floor W.C., generous front aspect sitting room and bedroom/office. On the first floor is the bathroom, refitted with a modern white suite and two good size double bedrooms.

Outside, the property is surrounded by garden with a choice of paved areas and open views over countryside to the rear. Parking to the side.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, study area with side aspect double glazed window.

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

SITTING ROOM- A good size room with double glazed window overlooking the front garden, open chimney recess with slate hearth.

KITCHEN/DINING ROOM- A wonderful, light and airy room flooded with natural light through the expanse of double glazed windows and doors, fitted with a comprehensive range of Shaker style wall and base cupboards and quartz worktops, ceramic butler style sink with adjacent swan neck mixer tap, space for a large range style cooker with concealed extractor over, integrated fridge/freezer and dishwasher, central island incorporating breakfast bar, space for dining table with double doors to front and rear attractive tiled floor.

BEDROOM/STUDY- A super rear aspect room with double glazed window overlooking the rear patio and double glazed rooflight.

FIRST FLOOR LANDING- Side aspect double glazed window.

BEDROOM- A super double room with front aspect double glazed window, built-in cupboard.

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden, airing cupboard.

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





Property and Outside...

FRONT GARDEN- Enclosed by picket fencing, path to front door.

REAR GARDEN- A deceptively generous garden extending around the property and to the rear where views over open fields can be seen. There are two areas of patio and the whole is enclosed by fencing and hedging with gated side access from the parking area.

PARKING- To the side of the property.



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



Location...

Sadlers Way is a sought after road located to the south of the heart of Ringmer village centre yet within easy reach of the South Downs National Park.

A large village located 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 and also two public houses within the village, and a third just to the outskirts, all of which offer dining services. There are 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

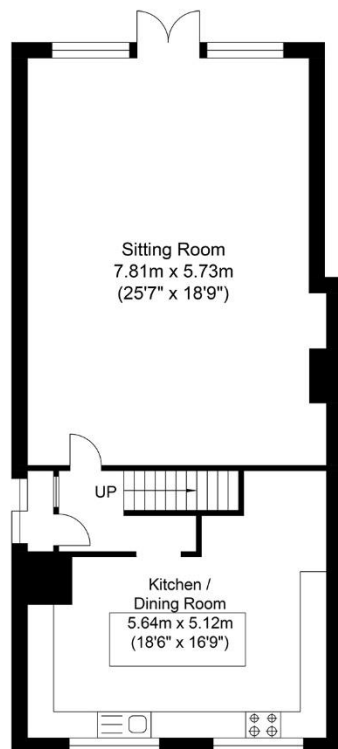
Electric central Heating - App controlled

Double Glazing.

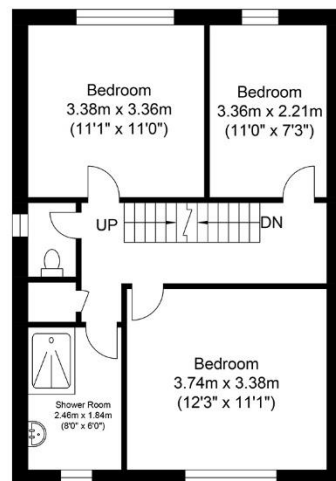
EPC Rating - E

Council Tax Band - D

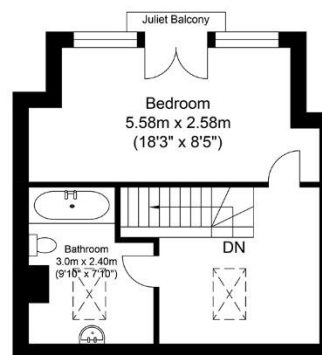
Viewing recommended



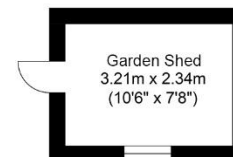
Ground Floor
Approximate Floor Area
787.59 sq ft
(73.17 sq m)



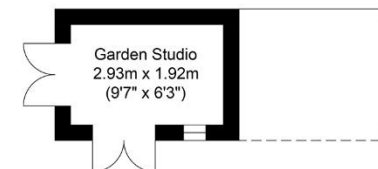
First Floor
Approximate Floor Area
525.92 sq ft
(48.86 sq m)



Second Floor
Approximate Floor Area
323.99 sq ft
(30.10 sq m)



Outbuilding
Approximate Floor Area
80.83 sq ft
(7.51 sq m)



Outbuilding
Approximate Floor Area
60.60 sq ft
(5.63 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 152.13 sq m / 1637.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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