



£450,000 guide price

1 Ashtonville, Harrisons Lane, Ringmer, East Sussex, BN8 5LN

**MANSELL
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The property...

A rare opportunity to purchase this super three bedroom, two reception room semi-detached family home requiring updating and modernisation.

Located on a sought after road, this spacious family home sits on a larger than average plot with generous rear garden and garage which is accessed via a driveway shared with the attached property.

ENTRANCE HALL- Double glazed door, stairs to first floor with cupboard under.

CLOAKROOM/W.C.- Low level W.C., wash hand basin, window.

SITTING ROOM- A generous dual aspect room with large front aspect bay window and further window to the side, fire surround.

DINING ROOM/BEDROOM 4- Side aspect bay window with door to-

ENCLOSED PORCH- Low level brick and double glazed construction, door to side access.

KITCHEN- Fitted units, side aspect double glazed window, larder cupboard.

FIRST FLOOR LANDING-

BEDROOM- A large double room with front aspect bay window and further window to the side.

BEDROOM- Side aspect window, built-in cupboard.

BEDROOM- Rear aspect window.

BATHROOM- Panel enclosed bath, wash hand basin.

CLOAKROOM/W.C.- Low level W.C., window.





Outside and Location...

FRONT GARDEN- Laid to lawn with shrub borders, driveway to garage with right of access over for the neighbour, space to park 1 car.

GARAGE- Up and over door.

WORKSHOP- Timber construction.

REAR GARDEN- Split into two main areas and larger than average, mainly laid to lawn with mature shrub borders, gated side access.

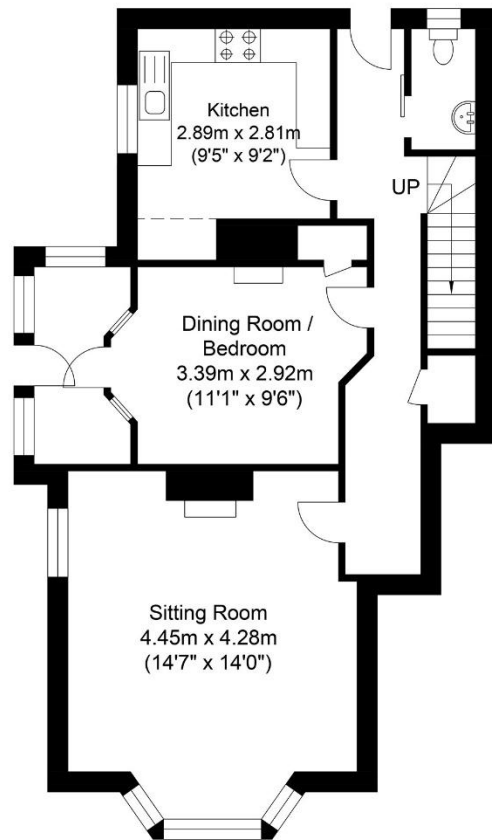


LOCATION

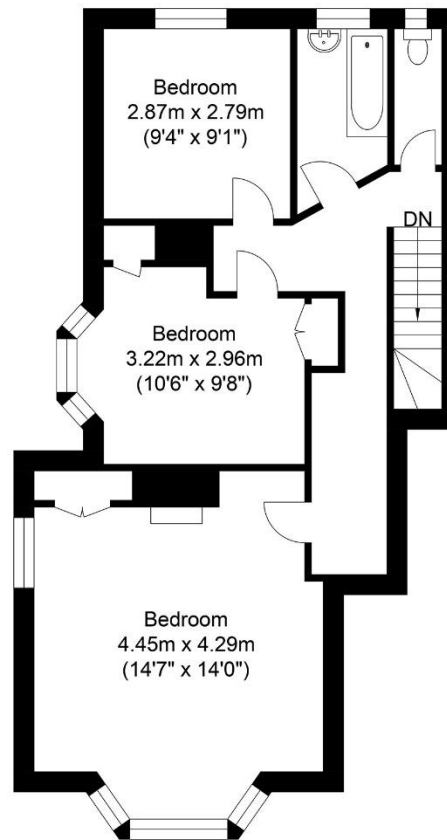
Ringmer is a desirable and picturesque village which offers all the charms of village life. There is a good range of leisure activities including a village hall, playing field and historic 13th Century Parish church, two village pubs, the "Greenman" and "Anchor Inn".

Tenure - Freehold
Gas Central Heating - Part Double Glazing

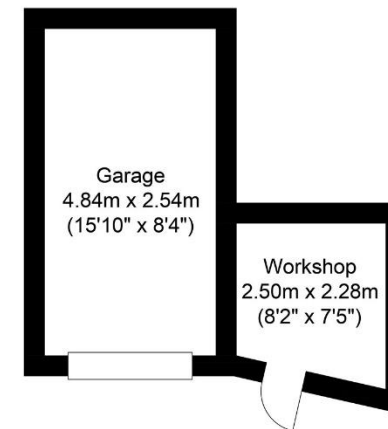
EPC Rating - TBC
Council Tax Band - E



Ground Floor
Approximate Floor Area
630.33 sq ft
(58.56 sq m)



First Floor
Approximate Floor Area
584.58 sq ft
(54.31 sq m)



Garage
Approximate Floor Area
191.27 sq ft
(17.77 sq m)



Approximate Gross Internal Area (Excluding Garage) = 112.87 sq m / 1214.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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