



£300,000 OIEO

10 Danforth Way, Ringmer, East Sussex, BN8 5GF

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The property...

A great opportunity to purchase this beautifully presented and recently built, centrally located two bedroom, two bathroom first floor apartment with private parking space and share of freehold.

Communal Entrance Hall- Entryphone receiver, stairs to first floor.

Entrance Hall- Front door, painted panelled doors to principal rooms. Two hall cupboards.

Sitting Room- Measuring a generous 18'6 x 13'9 this wonderfully bright and sunny room boasts a feature painted wall and enjoys elevated views to the front. There is space for a table and is mostly open plan to;

Kitchen- Modern fitted kitchen comprising an excellent choice of Hi-Gloss cupboards and drawers and benefitting from integral appliances. Views to the front.

Bedroom 1- A double bedroom with fitted wardrobes with sliding doors, door to-

EnSuite- Modern shower room comprising of a generously sized shower enclosure with sliding door, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, window to the rear.

Bedroom 2- A comfortable double bedroom, currently used as a home office.

Bathroom- Modern suite comprising of a bath with shower over with glass screen door. WC and wash hand basin. heated towel rail and modern tiled surrounds.

Parking Space- Allocated parking space located to the side of the property.





Outside and Location...

Danforth Way forms part of the popular Caburn Fields development which is now approximately 3 years old. The development is located in the heart of the popular village of Ringmer within easy reach of the village centre.

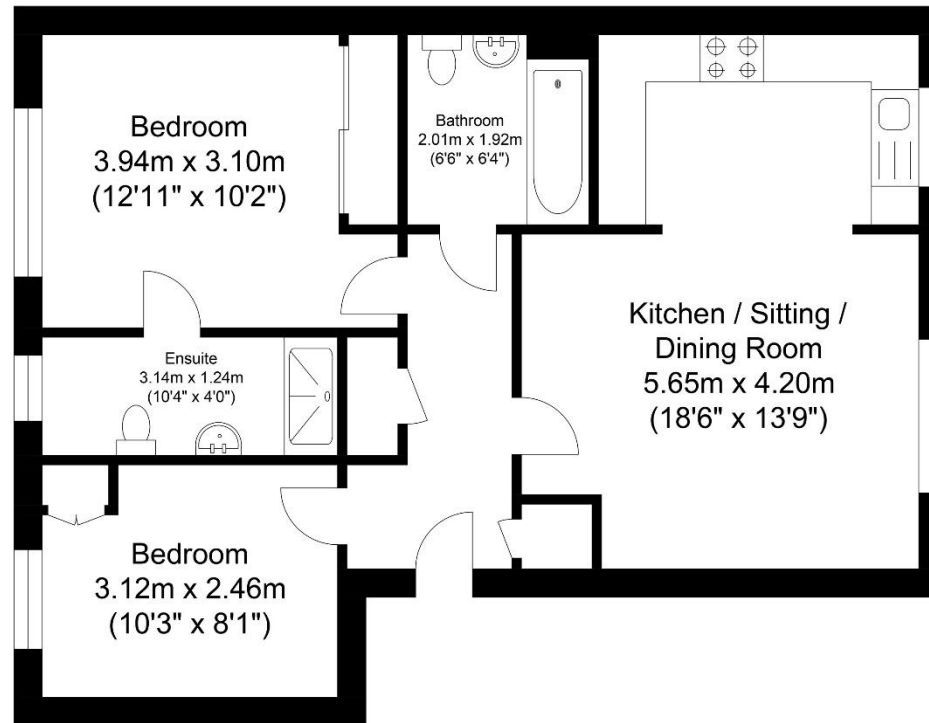
This thriving village boasts a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy along with 3 public houses each offering dining services and schooling catering for all ages from Nursery to Secondary School.

Tenure - Share of Freehold with 995 years remaining
Ground Rent- Peppercorn
Gas central Heating - Double Glazing.
EPC Rating - B
Council Tax Band - C

Charges 2025

Service Charges- £1,178.20
Estate Charges- £181.98





Top Floor
Approximate Floor Area
609.02 sq ft
(56.58 sq m)

Approximate Gross Internal Area = 56.58 sq m / 609.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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