



Modern
Security
Systems

£375,000-£400,000 guide price

Little Thatch, Lewes Road, Ringmer, East Sussex, BN8 5NA

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The property...

Little Thatch is a historic thatched building located in the popular village of Ringmer and is believed to be the sole survivor of its type in the parish. It was originally part of the roadside verge near the Green Man and was informally enclosed by William Taylor, the innkeeper, around 1802.

This small single-storey thatched cottage with visible but unsubstantial timber framing stands by the roadside a little to the east of the Green Man Inn. The only thatched cottage in Ringmer, and used as a tea rooms in the 1930s, it could easily be overlooked as a pastiche. It is, however, a genuine vernacular cottage built for poor labourers early in the 19th century, and originally accommodating two households

Over recent years, the property has fallen into a state of disrepair and now offer a fantastic opportunity to carry out a comprehensive programme of modernisation and refurbishment.

ACCOMMODATION

RECEPTION ROOM- Opening to-

SITTING ROOM- 2x front aspect windows, fireplace with brick surround and raised hearth.

KITCHEN/DINING ROOM- Dual aspect windows, fitted cupboards.

BEDROOM- Rear aspect window, fitted wardrobe.

BEDROOM- Rear aspect window, range of built-in bedroom furniture.

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BEDROOM/STUDY- 2x side aspect windows and part glazed door to garden, cupboard.





Property & Outside...

BATHROOM- Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., airing cupboard, rear aspect window.

OUTSIDE

FRONT GARDEN- Mainly laid to lawn with flower beds and mature hedging, path to the front door and driveway to-

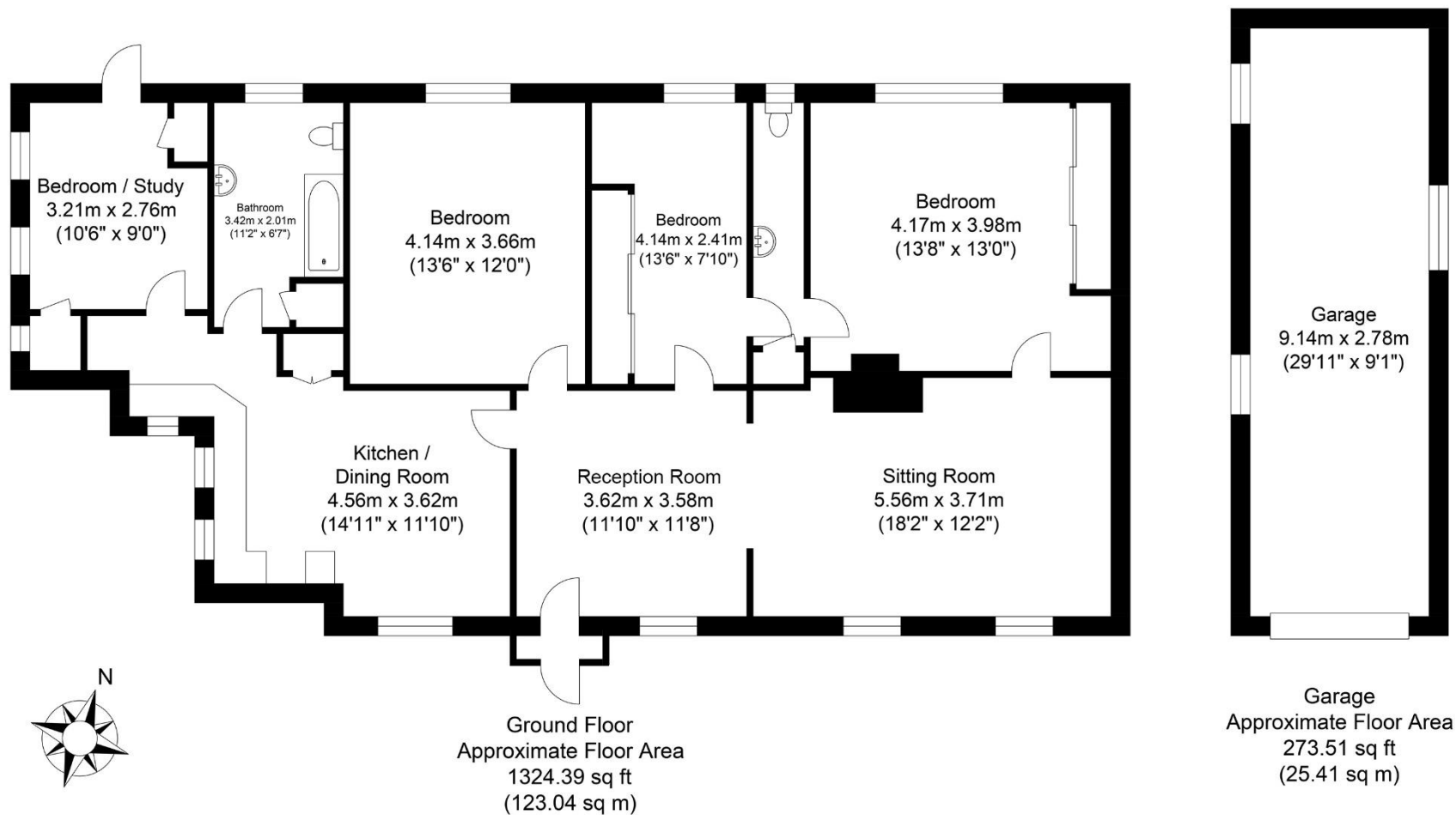
GARAGE- A good size sectional construction garage with up and over door.

REAR GARDEN- A lovely garden which backs onto open fields, mainly laid to lawn and enclosed by hedging.

Gas central heating- Not tested
Double glazing
EPC Band- D
Council Tax Band- C

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





Approximate Gross Internal Area (Excluding Garage) = 123.04 sq m / 1324.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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