



£450,000-£475,000 guide price
Sadlers Way, Ringmer, East Sussex, BN8 5HG

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Overview...

A great opportunity to purchase this beautifully presented and extended 3 bedroom semi detached home which is situated in a sought after location in the popular village of Ringmer.

The super home is within easy reach of the village centre as well as the South Downs National Park and has been lovingly updated and improved to a high standard. Accommodation now includes a spacious sitting room open to the dining room which in turn leads to the full width kitchen extension. This lovely bright room has been fitted with a comprehensive range of units and integrated appliances with direct garden access, an adjacent utility/boot room and ground floor W.C. On the first floor there are three good size bedrooms together with a modern fitted bathroom.

Outside, the property sits on a good size plot, well set back from the road with driveway parking for 4 cars which leads to the garage. The rear garden boasts new paving and a low maintenance garden enclosed by fencing with gated side access.

VIEWING RECOMMENDED



The property...

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

CLOAKROOM/W.C.- White suite comprising a low level W.C., wash hand basin with chromed mixer tap set into a vanity unit, double glazed window, LVT flooring.

SITTING ROOM- A lovely bright room with large front aspect double glazed window, coved ceiling, LVT flooring.

DINING AREA- Coved ceiling, LVT flooring, open to-

KITCHEN- A super bright room refitted with a comprehensive range of hi-gloss fronted units and contrasting worktops, inset composite sink with adjacent mixer tap, 4 burner gas hob with chimney style cooker hood over, attractive tiled splash areas, integrated microwave and double ovens, space for tall fridge/freezer, rear aspect double glazed window and matching double doors opening onto the rear garden, door to side access, LVT flooring.

UTILITY ROOM/BOOT ROOM- Comprehensive range of fitted cupboards, LVT flooring.

FIRST FLOOR LANDING- Side aspect double glazed window, hatch to loft space.

BEDROOM- A lovely double room flooded with natural light through the large front aspect double glazed window, double wardrobe recess.

BEDROOM- A generous double room with rear aspect double glazed window overlooking the rear garden, double built-in wardrobe.

BEDROOM- Front aspect double glazed window, built-in cupboard.





Property and Outside...

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

OUTSIDE

FRONT GARDEN- The property is well set back from the road with a generous area of lawn and long driveway providing off road parking for 4 cars.

REAR GARDEN- A deceptively generous garden, recently landscaped with attractive area of paving, raised beds and low maintenance area of artificial grass, outside tap, gated side access.

GARAGE- Up and over door, power and light.

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

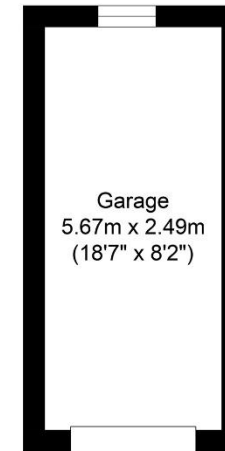
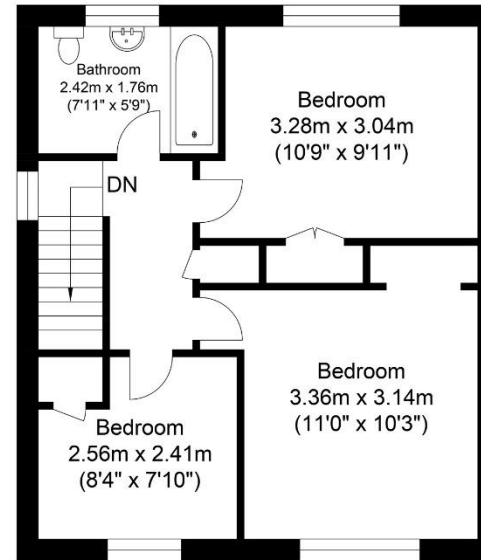
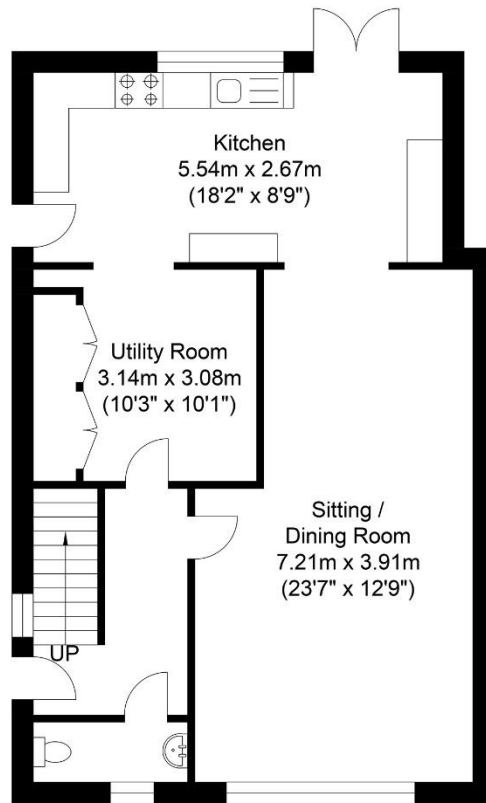
Gas Central Heating to radiators

Double Glazing.

EPC Rating - D Expired

Council Tax Band - D

Viewing recommended



Ground Floor
Approximate Floor Area
651.32 sq ft
(60.51 sq m)

First Floor
Approximate Floor Area
479.63 sq ft
(44.56 sq m)

Garage
Approximate Floor Area
151.98 sq ft
(14.12 sq m)

Approximate Gross Internal Area (Excluding Garage) = 105.07 sq m / 1130.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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