



£400,000 - £420,000 guide price  
51 Anchor Field, Ringmer, East Sussex, BN8 5QW

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# Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom family home situated in the heart of Ringmer village, within walking distance of the shops.

This super property has undergone many new improvements including a new ground floor W.C., updated double glazing and a newly installed boiler. Now boasting a bright spacious rear extension opening onto the rear garden and a summer outhouse with power.

Inside, there is a porch/cloakroom, a generous front aspect sitting room and spacious open plan kitchen/dining room. On the first floor is the bathroom, refitted with a modern white suite and three bedrooms.

Outside, the property is surrounded by garden, with wrap around areas of paved patio and grass laid areas.

**VIEWING RECOMMENDED**



# *The property...*

**ENCLOSED PORCH-** Composite front door to enclosed porch with obscured front aspect windows and skylight

**ENTRANCE HALL-** Stairs to first floor, cupboard under the stairs and door to-

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

**SITTING ROOM-** A good size room with large, double-glazed window overlooking the front garden

## **OPEN PLAN KITCHEN/DINING ROOM**

**KITCHEN-** Flush fronted, shaker style wall and base units with complimenting worktops, stainless steel sink with mixer tap. 4 ring ceramic hob with cooker hood above, double eye-level oven. Integrated fridge, freezer and dishwasher. Snug area with rear and side aspect double glazed windows.



**DINING ROOM-** Newly extended with side aspect double glazed window, overlooking the garden. Double glazed, bi-fold doors opening onto rear garden allowing lots of natural light, that is furthered through the skylight

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

**BEDROOM-** A super double room with large, rear aspect double glazed window overlooking the rear garden, built-in open wardrobe recess.

**BEDROOM-** A good size double room with front aspect double glazed window overlooking the front of the property, built in wardrobe

**BEDROOM-** Front aspect double glazed window, built in open wardrobe





## *Property and Outside...*

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**BATHROOM-** Fitted with a modern white suite comprising a panel enclosed bath with handheld and waterfall head and mixer tap, glass screen and tiled surround. Wash hand basin with mixer tap and vanity units below, obscured window, low-level W.C. and chrome heated towel rail.

**FRONT GARDEN-** Enclosed by tall hedges, path to front door.

**REAR GARDEN-** A deceptively generous garden with areas of laid to lawn, fence enclosed with gated side access. Paved patio extending round the property to-

**OUTHOUSE/STUDIO-** Timber constructed with composite door, front aspect double-glazed window and power

**PARKING-** On street parking





## Location...

**Ringmer** is considered to be one of the largest villages in East Sussex. A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is 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.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics, to yoga or even the local history club. Nearby Lewes offers further options including golf, rugby, tennis, swimming, cycling and athletics to name a few.

Tenure - Freehold

Gas central Heating

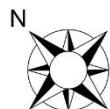
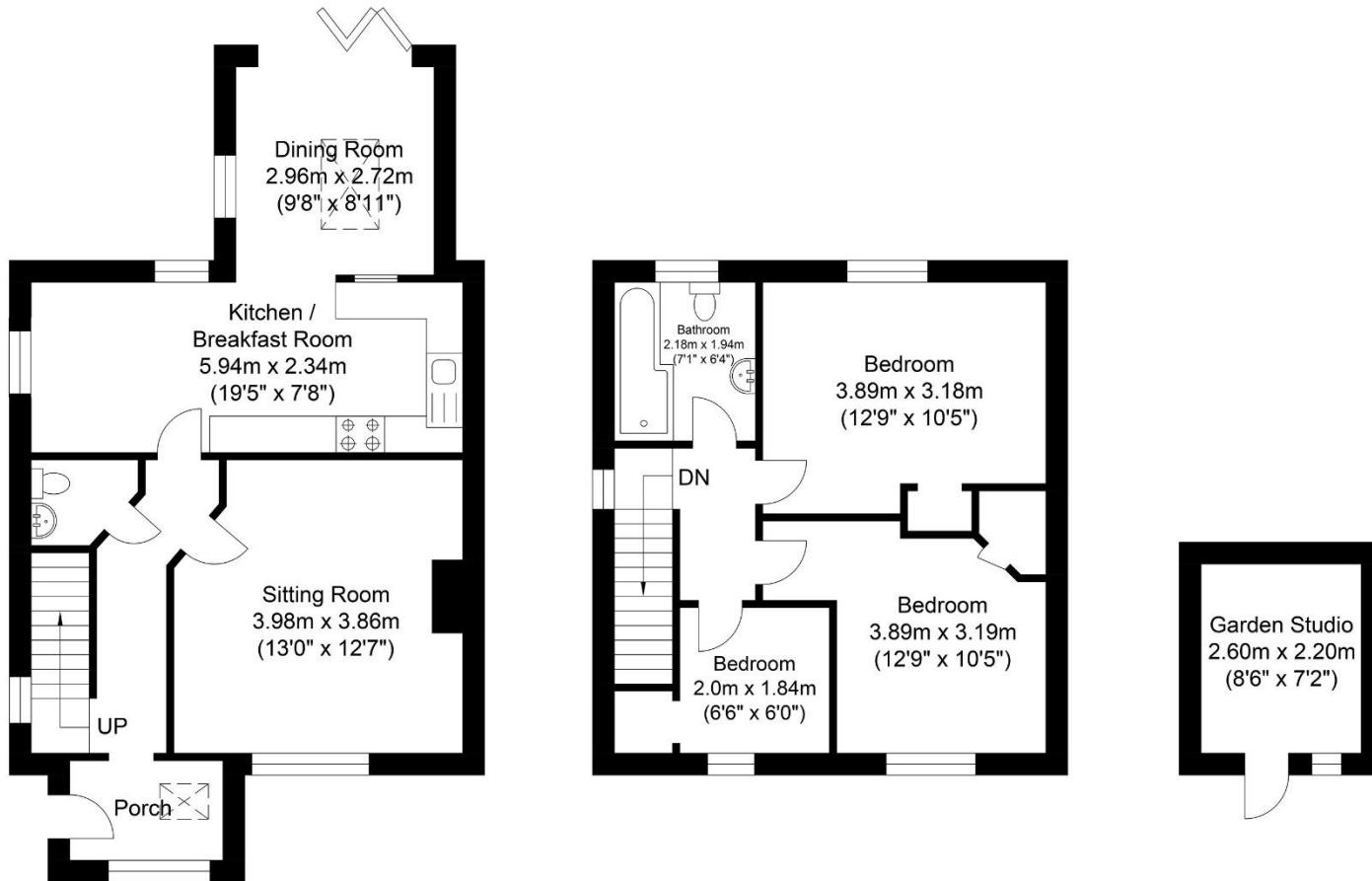
Double Glazing.

EPC Rating - TBC

Council Tax Band - C



**VIEWING RECOMMENDED**



Ground Floor  
Approximate Floor Area  
532.92 sq ft  
(49.51 sq m)

First Floor  
Approximate Floor Area  
413.01 sq ft  
(38.37 sq m)

Outbuilding  
Approximate Floor Area  
61.56 sq ft  
(5.72 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 87.88 sq m / 945.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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