



£225,000-£250,000 guide price - leasehold

10 Delves House West, Delves Close, Ringmer, East Sussex, BN8 5EW

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## *The property...*

A wonderful two bedroom retirement flat situated on the first floor of this sought after block. There is ample parking, lift service and beautifully maintained wrap round grounds. Offered in excellent order throughout having been recently redecorated and including a modern re-fitted kitchen and white bathroom.

**COMMUNAL ENTRANCE-** Entryphone system, stairs and lift service to the first floor.

**ENTRANCE HALL-** Entryphone receiver, 2x hall cupboards, side aspect window.

**SITTING ROOM-** A lovely bright dual aspect room with double glazed sliding patio doors overlooking the communal gardens, side aspect double glazed window, electric heater, door to-

**KITCHEN-** Recently re-fitted with a range of shaker style fronted cupboards and contrasting laminated worktops, inset sink with adjacent mixer tap, ceramic hob with glass splash panel, eye level double oven, integrated dish washer and tall fridge freezer, double glazed window, matching breakfast bar. All appliances are electric.

**BEDROOM-** A good size double room with rear aspect double glazed window, built-in wardrobe.

**BEDROOM-** Side aspect double glazed window, built-in wardrobe.

**BATHROOM-** Fitted white suite comprising a corner shower cubicle with tempered glass doors, pedestal wash hand basin, low level W.C. tiled walls.

**COMMUNAL GARDEN** - Attractive and well-tended Communal Gardens and Grounds laid primarily to lawns with mature trees, shrubs and plants with a stunning central pond with seating areas and numerous pathways meandering through the extensive grounds and gated access to the village green and church yard.

**PARKING** - There are ample residents' car parking facilities available on a first come first serve basis.





## *Property & Outside...*

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**Delves House West** is located in the heart of Ringmer adjacent to the village green with all the village amenities within a level walk including a good selection of local shops, post office, hairdressers, parish church, health centre and regular bus services.

The historic county town of Lewes is approximately three miles from Ringmer. Lewes provides a comprehensive range of amenities and also provides a mainline station offering frequent transport links to the likes of London, Brighton and Eastbourne. There is also a regular bus service to the local towns, including Lewes, Brighton and Uckfield. The stop being approx five-minute walk away

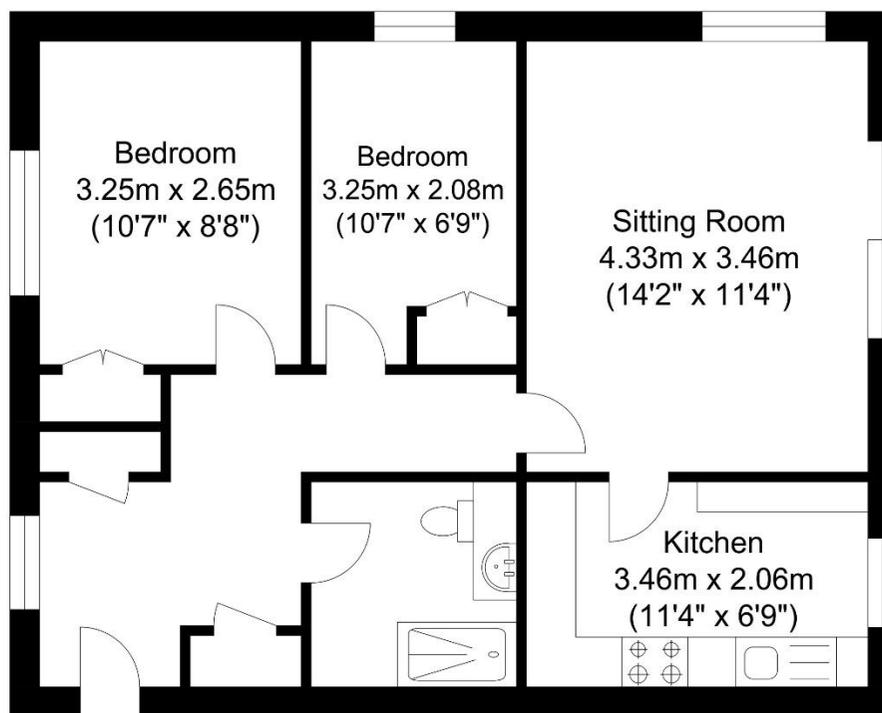
**Age Restricted to 55 years+**

**Service Charges - £1040.12 per Quarter**  
**Tenure - Leasehold 175 years**

**EPC Rating - C**  
**Council Tax Band - C**

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





### Approximate Floor Area

586.09 sq ft  
(54.45 sq m)

Approximate Gross Internal Area = 54.45 sq m / 586.09 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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