



£650,000 fixed price

The Robins, 41 Kings Road, Ringmer, East Sussex, BN8 5FS

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## Overview...

We are proud to market this beautifully presented four bedroom, detached family home. This is part of Bovis Homes construction, being built approximately 4 years ago.

This home boasts modern, open plan living with a modern fitted kitchen/dining room with direct access to rear garden and separate living space. The property also features air conditioning, both upstairs and downstairs, study and ground floor cloakroom.

Upstairs are four bedrooms, varying in size, two of which boasting en suites. There is also a modern fitted family bathroom.

This property has many features including a large outside space with a fully insulated garden studio with power and light and an electric awning over the patio in the rear garden. Driveway with off street parking and an OHME electric car charger and an insulated garage with boarded storage above which is currently being used as a gymnasium.

VIEWING RECOMMENDED



## The property...

**ENTRANCE HALL-** Composite front door with stairs to first floor and door to-

**STUDY-** A good size space with front aspect double glazed windows overlooking the front of the property

**UTILITY-** Handwash basin with mixer tap and splashback, low-level wc, obscured window and flush fronted cupboards providing lots of storage and space for washing machine and tumble dryer

**LIVING ROOM-** A dual aspect room with a front aspect, double glazed bay window and side aspect window, providing floods of natural light. Measuring 17'3ft x 11'5ft and featuring an integrated electric fireplace, opening into-

**KITCHEN/DINING ROOM-** A beautiful, naturally bright room with space for a large dining table and double-glazed French door providing direct access to the rear garden. The modern fitted kitchen comprises a range of flush fronted wall and base units with complimenting Quartz worktops, with further workspace and storage from the island, with an extendable wooden worktop. One and half bowl sink with stainless steel mixer tap and expansive rear aspect windows above and 4 ring gas hob with cooker hood above. Integrated, eye-level double oven, fridge freezer and dishwasher.

**FIRST FLOOR LANDING-** Storage cupboard and doors to principal rooms

**BEDROOM 1-** A great size double bedroom measuring 16'5ft x 11'6ft with a vast front aspect bay window, with built in wardrobes and door to-

**EN SUITE-** Fitted suite comprising a walk-in shower with handheld and waterfall shower heads, tiled surround and glass sliding doors, wash hand basin with mixer tap and tiled splashback, wc and chrome heated towel rail

**BEDROOM 2-** A great size bedroom with rear aspect double glazed window and built in wardrobe

**BEDROOM 3-** A good size double room with front aspect double-glazed window and door to-





## *Property and Outside...*

**EN SUITE-** Walk in shower with stainless steel handheld and waterfall shower head with glass screen, pedestal hand wash basin with mixer tap, wc, obscured window, chrome heated towel rail and tiled flooring

**BEDROOM 4-** A good size room with rear aspect double glazed window overlooking the rear garden

**BATHROOM-** A fitted suite comprising walk in shower, glass enclosed and tiled surround, hand wash basin with mixer tap, wc, chrome heated towel rail and obscured window

### **OUTSIDE**

**FRONT GARDEN-** With established plants, flowers and shrubs, block paved to the front door and high quality astroturf wrapped around the property to gated side access. A block paved driveway with space for a car leading to the-

**GARAGE-** Brick constructed with electric roller door, with multiple remotes. Currently being used as a gymnasium, with power and light, it also is boarded above for further storage. Featuring a climbing wall on the external.

**REAR GARDEN-** A deceptively generous garden with an area of paved patio outside with property boasting an electric awning, large space of astroturf, fence enclosed and private gated side access



## Outside and Location...



**GARDEN STUDIO-** A timber construct with power and light, fully insulated with double glazed side aspect window and door doors. An ideal space for creative pursuits or as a home office; it also features thermal blackout blinds to keep the heat in during the winter and keep cool in the summer.

**Kings Road** forms part of a modern development constructed within the last four years by Bovis Homes. The development boasts direct access to scenic walks and easy access to the Village Green with wildlife pond and children's playground.

**Ringmer** is a large village 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 Morisons 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 to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowls, cricket and more leisurely activities are held at the village hall where this now also a local library.

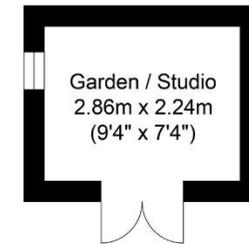
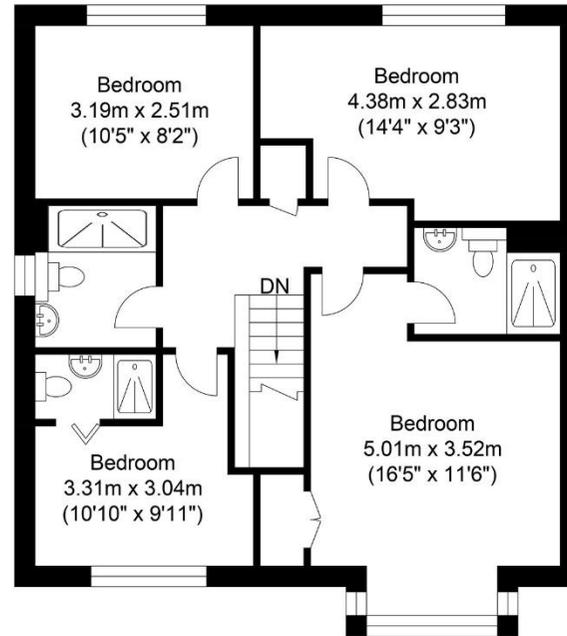
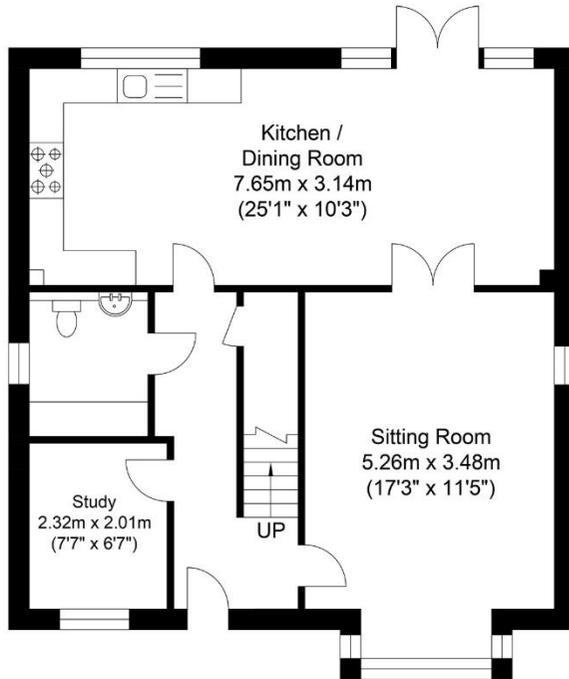
Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells.

A designated cycle path runs along the foot of the South Down from Ringmer to Lewes

Tenure - Freehold  
Gas Central Heating  
Double Glazing.  
EPC Rating - B  
Council Tax Band - F  
NHBC Warranty - Expires May 2032  
Chain-free

Viewing recommended





Ground Floor  
Approximate Floor Area  
661.54 sq ft  
(61.46 sq m)

First Floor  
Approximate Floor Area  
661.54 sq ft  
(61.46 sq m)

Outbuilding  
Approximate Floor Area  
68.99 sq ft  
(6.41 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 122.92 sq m / 1323.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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