



£475,000 o.i.r.o

18 Springett Avenue, Ringmer, East Sussex, BN8 5HE

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Overview...

A great opportunity to purchase this well-presented semi-detached home, perfectly positioned in a highly sought-after central location in the village of Ringmer.

Just a short walk from the village parade, as well as the local primary and secondary schools, this superb property also offers easy access to picturesque countryside walks across the stunning South Downs National Park.

Inside, the home provides well-proportioned accommodation, including a front-facing kitchen/dining room and a bright, spacious sitting room that flows seamlessly into a lovely triple-aspect conservatory. A convenient ground-floor W.C. completes the layout.

Upstairs, you'll find three bedrooms of varying sizes along with a fitted family shower room.

Outside, the property continues to impress with a generously sized rear garden, off-street parking, a garage, and a well-maintained front garden offering an eye-catching first impression.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, side aspect double-glazed window, spacious storage cupboard understairs with side aspect window

CLOAKROOM/W.C.- Hand wash basin with mixer tap and tiled splashback, low-level W.C. and obscured window

KITCHEN/DINING ROOM- Spacious room with space for dining table and vinyl flooring. Fitted kitchen comprising wooden shaker style base units with metal handles and roll-edge work surfaces, two large front-aspect double glazed windows overlooking the front of the property flooding the room with natural light. Stainless steel sink with mixer tap, integrated dishwasher and space for cooker, washing machine and fridge freezer with tiled surround.

LIVING ROOM- A generously sized room measuring 17'3ft x 15'3ft, a feature fireplace with tiled surround and hearth encasing an electric coal burner. Great rear aspect double-glazed windows looking out over the rear garden and double doors opening onto-

CONSERVATORY- A double-glazed triple aspect space with floods of natural light with French doors providing direct access to the rear garden

FIRST FLOOR LANDING- Side aspect window, hatch to loft, airing cupboard and doors to principal rooms

BEDROOM- A great double bedroom with front aspect double glazed windows overlooking the front of the property, and built in wardrobes

BEDROOM- A great double bedroom with expansive rear aspect double glazed window looking out over the rear garden, and built in wardrobe





Property and Outside...

BEDROOM- Single bedroom with rear aspect double glazed window overlooking the rear garden

BATHROOM- Fitted suite comprising a walk in shower with glass doors and tiled surround, wc, pedestal hand wash basin, obscured window, tiled surround and chrome heated towel rail

OUTSIDE

FRONT GARDEN- Beautiful area of well-maintained laid to lawn with pretty trees and lined with a range of flowers and shrubs

REAR GARDEN- A deceptively generous garden, featuring paved patio by the property, and a large area of laid to lawn with a range of trees, plants and flowers. Fence enclosed, with a neat hedge along the rear, shed providing storage and gated side access.

PARKING- Paved driveway providing off-street parking for 2 vehicles, leading to a brick-built garage with a roller door; an ideal space for a vehicle or for further storage. The garage further benefits from a pedestrian side door, which can be accessed from the garden





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 leisure 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

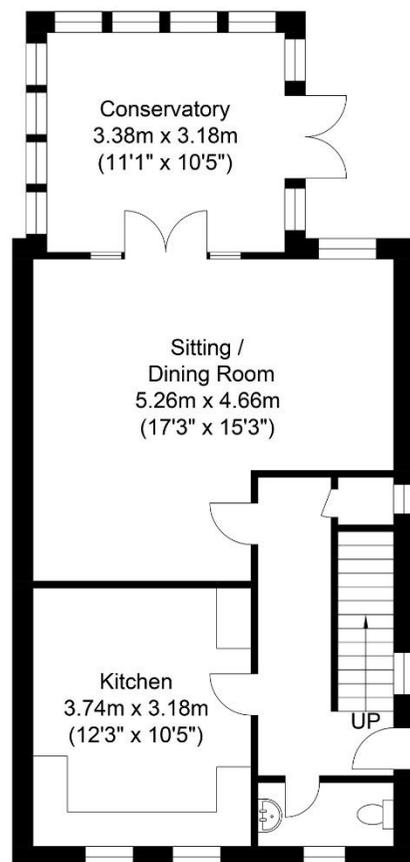
Double Glazing.

EPC Rating - TBC

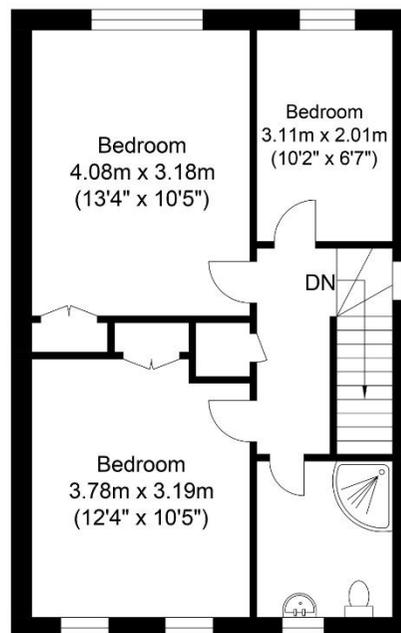
Council Tax Band - D

Viewing recommended

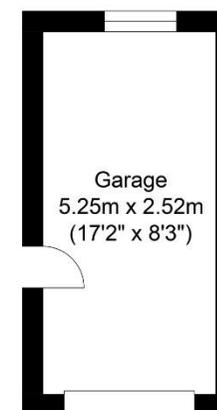




Ground Floor
Approximate Floor Area
603.85 sq ft
(56.10 sq m)



First Floor
Approximate Floor Area
481.25 sq ft
(44.71 sq m)



Garage
Approximate Floor Area
142.40 sq ft
(13.23 sq m)



Approximate Gross Internal Area (Excluding Garage) = 100.81 sq m / 1085.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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