



£400,000 offers in region of
75 Danforth Way, Ringmer, East Sussex, BN8 5GF

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Overview...

A great opportunity to purchase a well presented 2 Double Bedroom modern semi-detached home situated in a sought after position on the popular Danforth Way development which is located in the heart of the of Ringmer village.

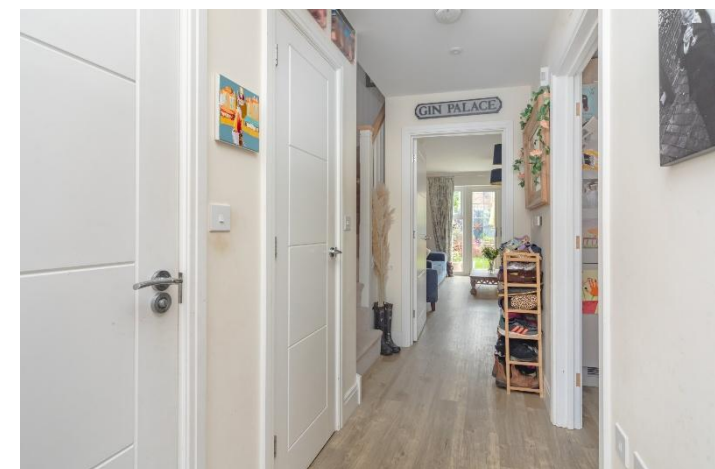
The development was constructed in 2022 and has a 5-year warranty remaining. It's superbly located within the heart of the village within easy reach of the Doctors Surgery, Pharmacy, an excellent choice of shops, public house and the village green complete with children's playground.

This super property boasts deceptively spacious accommodation with a good sized Rear Garden with raised decking and patio area, and Allocated Parking.

On the ground floor is a front aspect modern Kitchen, a spacious 16t Lounge/Dining Room and Ground Floor Cloakroom.

Upstairs there is a Modern Family Bathroom and 2 Double Bedrooms with views and one boasting fitted wardrobes.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Composite front door, stairs to first floor, storage cupboard and door to-

CLOAKROOM/W.C.- White low level W.C., wash hand basin, chrome heated towel rail and obscured window

KITCHEN- A wonderfully, natural bright space with a modern fitted kitchen comprising flush fronted wall and base units complemented by wooden work surfaces, 2 bowl sink with expansive double glazed front aspect windows above, flooding the room with natural light. 4 ring gas hob with integrated chimney style cooker hood above and oven below, integrated fridge freezer and dishwasher and space for washing machine

SITTING ROOM- A good size room, measuring 16'1ft x 14'4ft, with floor to ceiling double glazed windows and double doors that open directly into the rear garden and filling the room with natural light.

FIRST FLOOR LANDING- Wooden balustrade, airing cupboard and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed windows, overlooking the front of the property

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden, with fitted wardrobes.

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, pedestal wash hand basin with mixer tap, low level W.C., chromed heated towel rail and tiled flooring





Outside...

FRONT OF THE PROPERTY- A brick laid drive providing off street parking, with block paved path to the front door and to the side access of the rear garden. There are pretty plants and flowers at the front of the property, creating an inviting welcome

REAR GARDEN- A deceptively generous garden with an area of paved patio to the rear of the property. Predominantly laid to lawn with a mature range of plants, trees and flowers beautifully bordering the space, to the rear an area with raised decking, well-maintained, ideal for entertaining. Fence enclosed with a shed to the rear and private, side gated access



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



Location...

DANFORTH WAY- A new development constructed in 2022/3 in the heart of Ringmer village.

RINGMER is 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. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather.

Tenure - Freehold

Gas central Heating

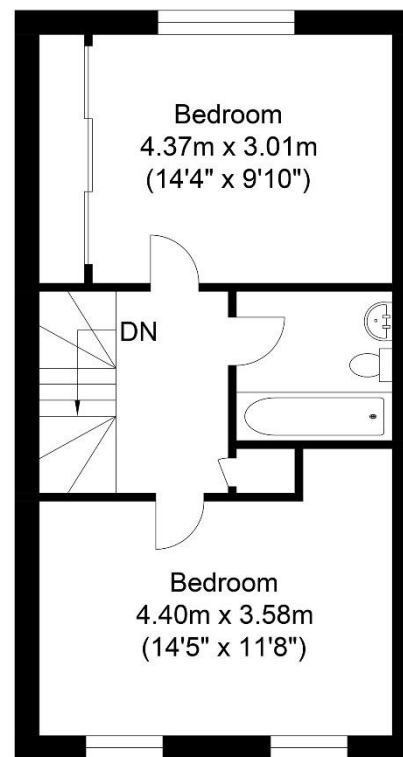
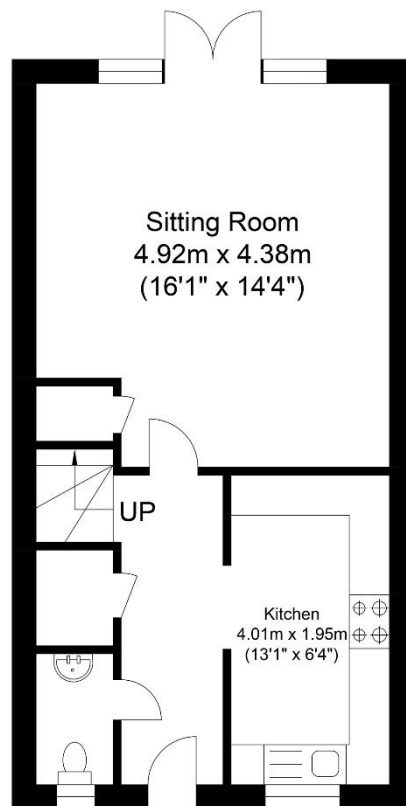
Double Glazing.

EPC Rating - B

Council Tax Band - D

Development Maintenance Fee - approx. £240 pa





Ground Floor
Approximate Floor Area
414.19 sq ft
(38.48 sq m)

First Floor
Approximate Floor Area
414.19 sq ft
(38.48 sq m)

Approximate Gross Internal Area = 76.96 sq m / 828.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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