



£125,000 offers in excess of  
34 Delves House, Ringmer, East Sussex, BN8 5EW

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## *The property...*

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A great opportunity to purchase this wonderful one bedroom corner retirement flat which is situated on the first floor of the sought after central block.

This incredibly popular village development boasts wonderful grounds with mature planting and feature duck pond yet is within an easy level walk to the village centre.

### **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL-** Stairs to first floor with chair lift.

**RESIDENTS LOUNGE-** Access to paved patio area.

### **WARDENS OFFICE**

### **LAUNDRY ROOM**

**FLAT 34 ENTRANCE HALL-** Entryphone system, hall cupboard, airing cupboard electric heater, double glazed window.

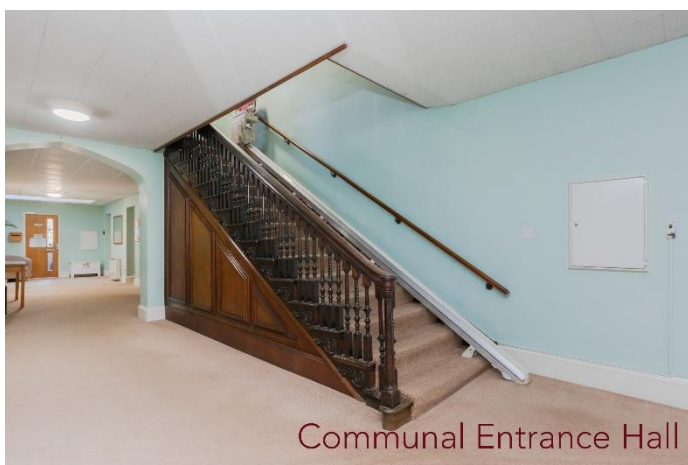
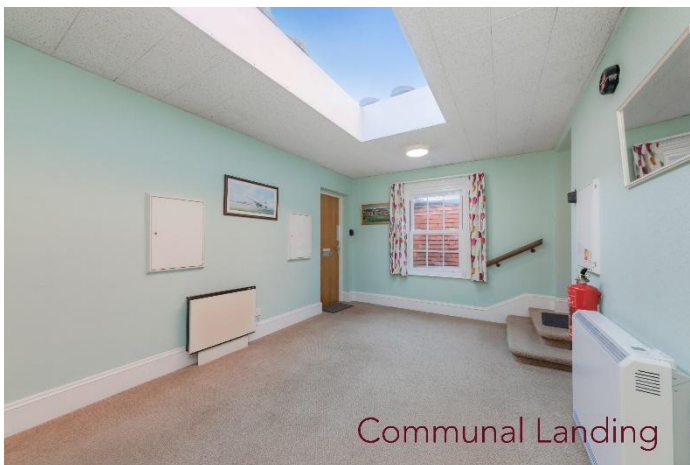
**SITTING ROOM-** A super, bright and airy dual aspect room with double glazed windows, electric heater.

**KITCHEN-** Fitted range of wall and base cupboards with matching worktops, single bowl single drainer stainless steel sink with mixer tap, space of freestanding cooker, tiled splash areas, space for fridge freezer, twin double glazed windows.

**BEDROOM-** A lovely double room with double glazed window overlooking the communal gardens, double built-in wardrobe, electric heater.

**SHOWER ROOM-** Refitted white suite comprising of a corner shower cubicle with tempered glass enclosure, wash hand basin with chrome mixer tap, low level W.C., double glazed window, chrome heated towel rail, attractive tiled walls.





## *Property & Outside...*

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### **OUTSIDE**

**COMMUNAL GARDENS-** Wonderful grounds, delightfully landscaped with mature specimen trees and shrubs, ornamental duck pond and direct access to the village green, St Mary's Church and the village centre with its collection of local shops, pharmacy and doctors surgery.

### **OUTGOINGS**

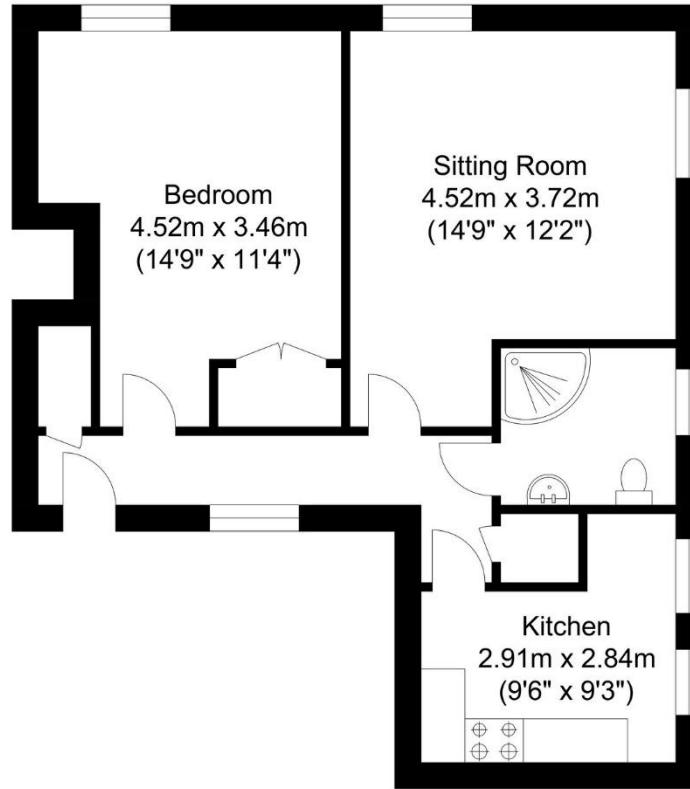
Leasehold- Expires 24/06/2111 = 86 years remaining  
Maintenance- £780.84 per QTR  
Ground Rent- £50.00 per ½ year

Electric heating  
Double glazing

EPC Band- TBC  
Council Tax Band- B

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





First Floor  
Approximate Floor Area  
505.79 sq ft  
(46.99 sq m)

Approximate Gross Internal Area = 46.99 sq m / 505.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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