



£850,000 guide price

The Roses, Norlington Lane, Ringmer, East Sussex, BN8 5SH

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Overview...

We are delighted to present this charming detached three-bedroom cottage, set in a peaceful semi-rural location on the outskirts of the highly desirable village of Ringmer.

Surrounded by open countryside, the property enjoys breathtaking views to both the front and rear. Full of character and charm, the home also offers excellent potential for further modernisation and personalisation to suit individual tastes.

Inside, the property features a spacious dual-aspect sitting room with an ornate feature fireplace, along with doors leading directly to both the front and rear gardens. The bright and airy open-plan kitchen/dining room benefits from triple-aspect windows, flooding the space with natural light and providing access to the garden.

The ground floor is further complemented by a study and a convenient cloakroom. Upstairs, there are three bedrooms, each enjoying an abundance of natural light and attractive views across the surrounding countryside.

Externally, the property is set within beautifully maintained gardens with uninterrupted views over open fields. A standout feature is the detached two-storey garage, offering excellent potential for additional accommodation and storage.



The property...

ENCLOSED PORCH- Dual aspect with panelling and door to-

ENTRANCE HALL- Spacious Hall with exposed brick flooring, stairs to first floor and doors to principal rooms

SITTING ROOM- A wonderful room with double glazed windows and doors to the front and rear providing direct access to the pretty gardens and flooding the room with natural light, exposed beams and chimney recess with cast iron log burner

STUDY- A dual aspect space with double glazed windows

CLOAKROOM/W.C.- Low level W.C., wash hand basin and double glazed window

KITCHEN/DINING ROOM- A wonderful, light and airy open plan space, flooded with natural light from its triple aspect outlook. Fitted with a range of base units and complementing wooden work surfaces, sink with adjacent mixer tap, space for fridge freezer and range style cooker with tiled splashback. This seamlessly opens to a space for a dining table with double glazed door and windows, opening directly to the attractive rear garden

FIRST FLOOR LANDING- Generous space with front window, cupboard and doors to principal rooms

BEDROOM- A super double room with vaulted ceilings, front and rear aspect double glazed windows with stunning far-reaching views over open fields and built-in wardrobes

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





Property and Outside...

BEDROOM- A good size room with rear and side aspect windows with pretty far-reaching views

BATHROOM- Fitted with a modern white suite comprising a shower enclosure with glass doors and tiled surround, wash hand basin set in vanity unit, low level W.C., bidet and rear aspect double glazed windows

GARDEN- Stunning cottage gardens surround the property, beautifully maintained with well-stocked borders of specimen trees and shrubs. A pretty pathway leads to the front door with a well-decorated pergola, to the front of the property an area of patio allows for alfresco dining and further outdoor relaxation. To the rear hedges border with views to open fields beyond.

GARAGE- A long driveway approach with ample parking leads to a brick-built garage with electric roller door and pedestrian side entrance. A generous size ideal for storage or creative pursuits. The first floor has further space, triple aspect, accessed by rear external steps (in need of repair) with potential for use as an annexe or home office, stpp.

Viewings highly recommended





Location...

Norlington Lane is situated on the Northern peripheries of the much-desired Ringmer village; whilst being on the outskirts and having the rural tranquillity, it is still within easy reach of The Village Green with wildlife pond, children's playground and recreation ground.

Ringmer is a large village nestled in the South Downs, located 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 Morrisons 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 just to the outskirts, all of which offer dining services. There are many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall.

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

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

Tenure - Freehold

Gas central Heating

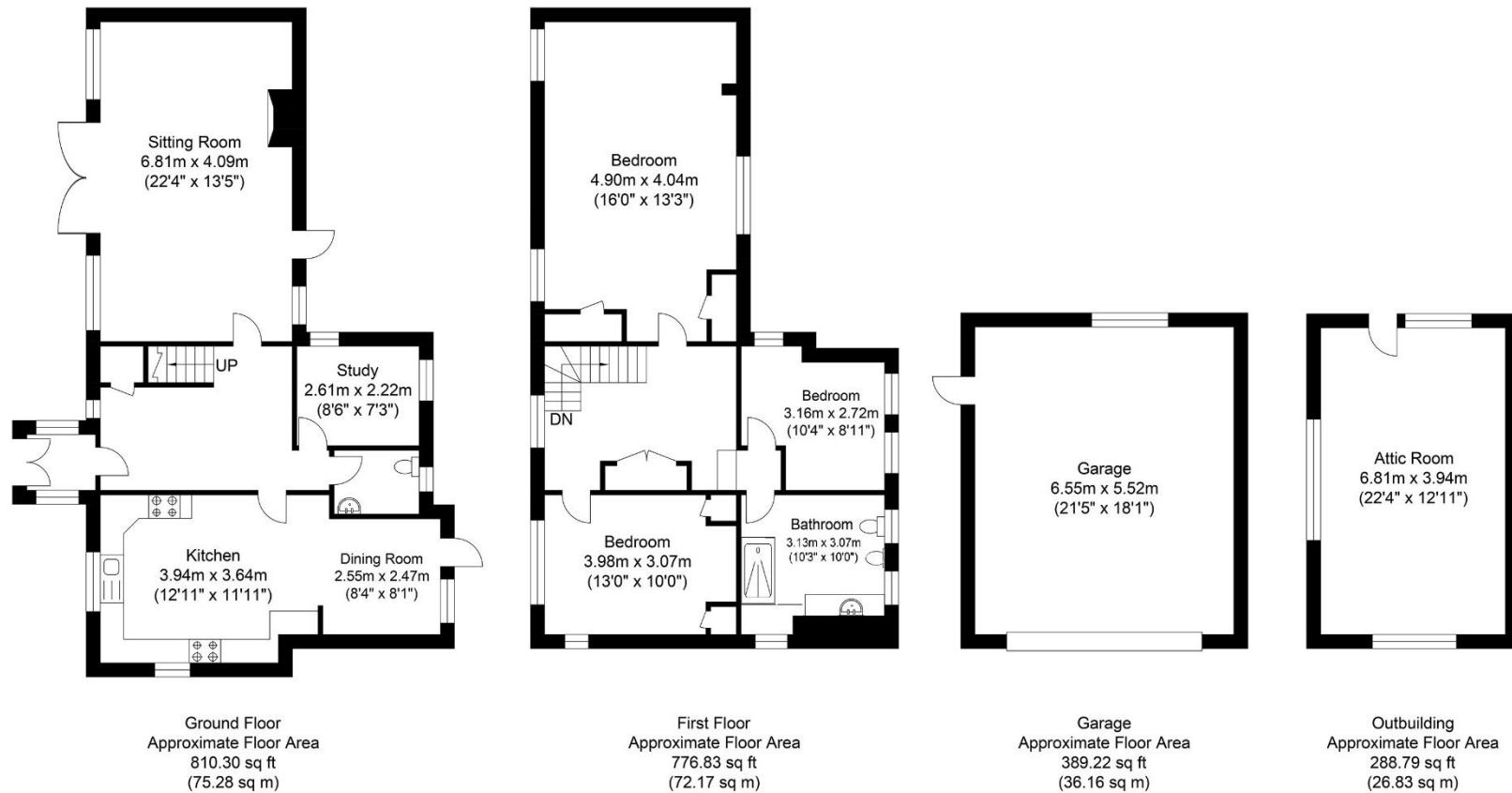
Double Glazing.

EPC Rating - D

Council Tax Band - F

Viewings highly recommended





Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 147.45 sq m / 1587.13 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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