



Danforth Way, Ringmer

**Lewes
Estates**

A modern and well presented semi detached home in the popular Caburn Fields development in the heart of the village of Ringmer.

Ringmer is a large village just 2 miles from the county town of Lewes. The village boasts both a primary and a secondary school with good bus connections to further education. In the heart of the village, just minutes away on foot, you will find a parade of local shops, health centre, pharmacy, library and two public houses. Ringmer also has many sports clubs including football, cricket and bowls.

Regular bus services running until late at night offer services to Lewes, Brighton, Uckfield and Tunbridge Wells. A designated cycle path also runs along the foot of the South Downs from Ringmer to Lewes.



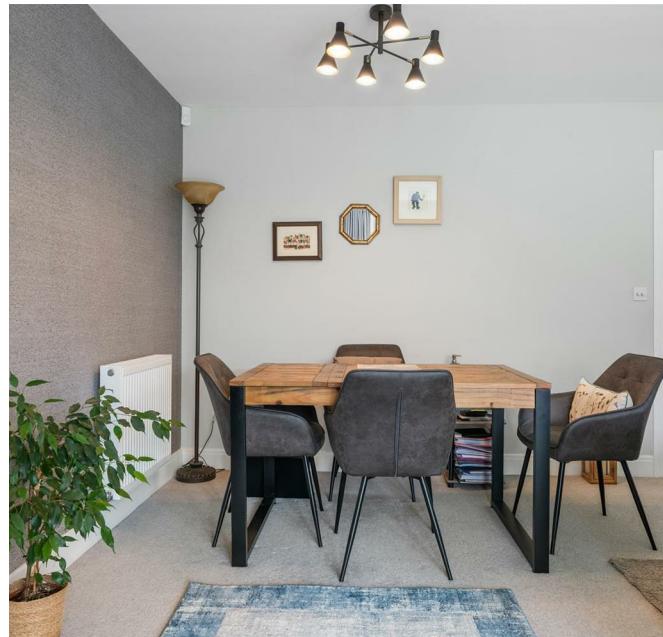
- 3-bedroom Semi-Detached House
- 2 Allocated Parking Spaces
- Convenient Village Centre Location
- 3 Double Bedrooms
- Family Bathroom and En-Suite Shower Room
- Contemporary Kitchen/Breakfast Room
- Rear Garden

A light and bright entrance hall opens to the ground floor rooms.

The generous sitting/dining room features double doors and floor to ceiling windows with views and access to the garden as well as a fitted cupboard.

The white fitted kitchen has grey coloured worksurfaces and teal coloured tiled splashbacks. The kitchen comprises an excellent array of cupboards and drawers and integral appliances and enjoys views to the front.

The ground floor cloakroom contains a modern white suite comprising of a WC



and sink. There is a window to the front, heated towel rail and grey tiled surrounds.

The first floor landing leads to all bedrooms and bathroom, and provides a useful linen cupboard.

The master bedroom is a generous double containing fitted wardrobes with mirrored sliding doors and en-suite shower room. The en-suite has a shower enclosure with sliding glass door, WC and sink set into a vanity unit. There is also a window to the front and heated towel rail.

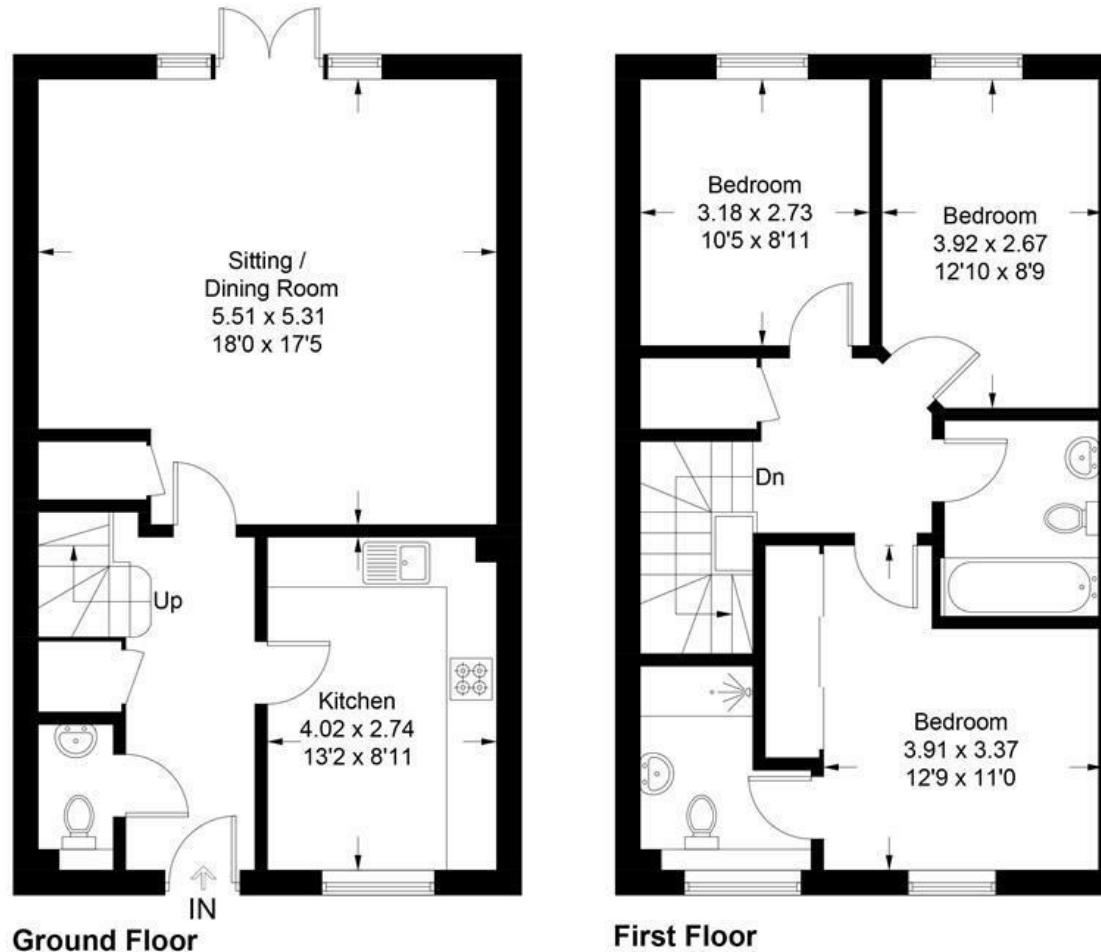
There are two further double bedrooms on the first floor as well as the family bathroom comprising of a bath with hand held shower attachment, WC and sink.

Outside, a landscaped garden features a paved patio adjacent to the property. The garden is then lawned and enclosed by fencing. The garden is well stocked with a number of plants and shrubs.

The property also benefits from two allocated off street parking spaces directly in front of the property. The Residents Association Charge is approximately £302 per annum.



Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





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