



Christie Avenue, Ringmer

**Lewes
Estates**

Welcome to Christie Avenue, a lovely detached four bedroom property with parking, garage and gardens in the heart of Ringmer. The accommodation is spacious and well presented throughout, with next to nothing to do for the next owners.

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 village centre you will find a parade of local shops, health centre, pharmacy, library and two public houses. There is also a recently re-opened swimming pool. Ringmer has many sports clubs including football, cricket and bowls. Regular bus services operate to Lewes, Brighton, Uckfield and Tunbridge Wells. A designated cycle path also runs along the foot of the South Downs from Ringmer to Lewes.

Within the South Downs National Park, the county town of Lewes offers an excellent range of independent shops and includes three supermarkets and an independent cinema. Lewes also has a wide range of cafes, pubs and high quality sports facilities. The internationally recognised Glyndebourne Opera House is only a few miles away.



- Detached 4 Double Bedroom House
- Modern Open Plan Kitchen/Living Area
- Integral Garage
- Driveway for 2 Cars
- Well Maintained Throughout
- Good Sized Rear Garden
- Potential to Increase Garden Size with Purchase of Adjoining Land
- Shops, Schools and Village Centre within Easy Walking Distance



Enter the property through a glazed porch into a spacious hallway neutrally decorated with an open bannister and laminate flooring. There are internal doors to the garage, WC and living area.

The integral garage has double doors to the front, space and plumbing for both washing machine and tumble dryer and wall cupboards for useful storage. The meters and boiler can also be found here.

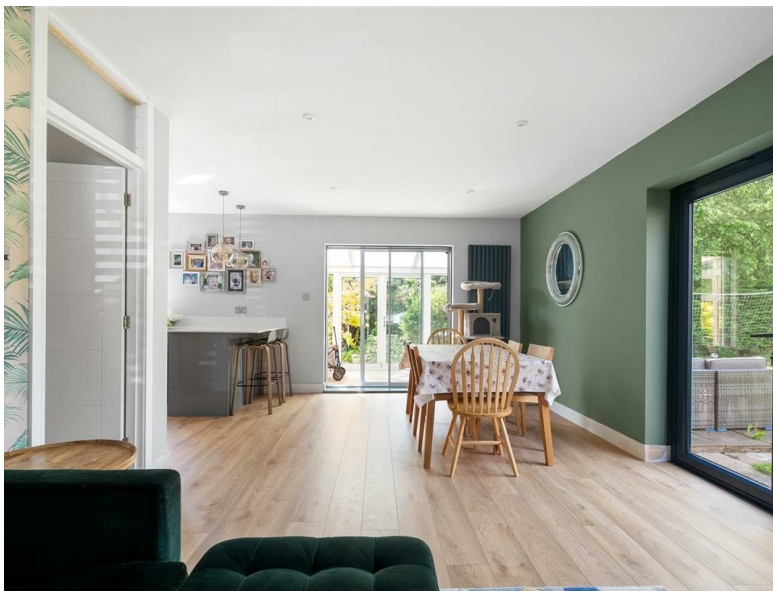
The ground floor cloakroom has a low level WC, wash hand basin, window to the side and is tastefully half tiled.

The open plan kitchen and family living area has a wonderful triple aspect with windows to the front, back and side. The kitchen area features quartz worktops, two single ovens, a five ring induction hob, full height integrated fridge and freezer, separate undercounter wine fridge, integrated dishwasher and various wall and base units. There is a 1.5 bowl sink and convenient breakfast bar. The spacious living area leads you through double doors to the garden and there is a sliding door to the conservatory. This space is multifunctional and also has direct garden access.

Upstairs you will find a light and bright landing with doors to all bedrooms and the family bathroom. The generously proportioned bedrooms are all doubles and offer inbuilt storage. The bathroom has a white suite with shower over bath, WC, wash hand basin, and heated towel rail.

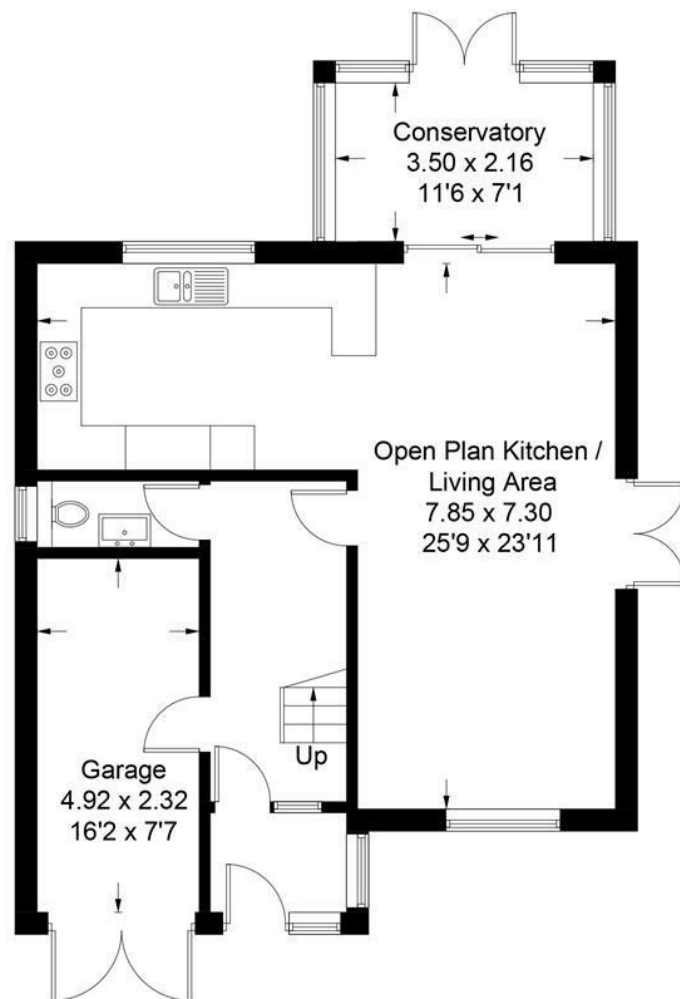
Externally, the property has a driveway for two cars and a good sized garden with side access. Mostly laid to lawn, the garden also has a selection of shrubs and trees. There is also a storage shed included and built into the fence boundaries. The position at the end of the cul-de-sac provides a quiet and private rear outlook.

Viewing is highly recommended.

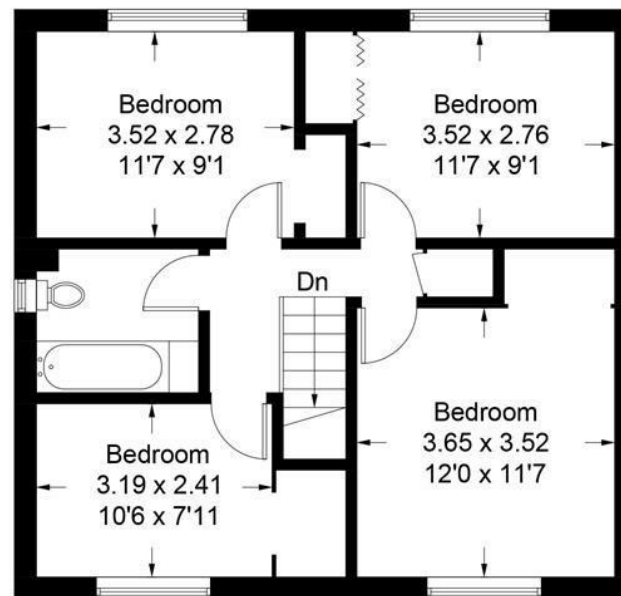




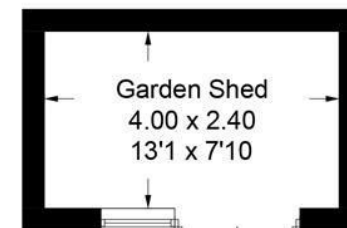
draft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft
(Including Garage)

Garden Shed = 9.8 sq m / 105 sq ft

Total = 141.3 sq m / 1520 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1214236)



t: 01273 477377

e: sales@lewesestates.co.uk

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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52 High Street, Lewes, East Sussex, BN7 1XE
t: 01273 477377
e: sales@lewesestates.co.uk
www.lewesestates.co.uk