



Tile Kiln, Ringmer

**Lewes
Estates**

The popular village of Ringmer is surrounded by Downland and The South Downs National Park. Ringmer provides numerous amenities including a shopping parade, pharmacy, doctors and dentist surgery, two Public Houses, a Village Green and schooling for primary and secondary ages. The historical county town of Lewes is approximately 2.4 Miles distant with its mainline railway station (London Victoria 70 minutes).

- Built in 2003
- 3 Double Bedroom Property
- 2 Allocated Parking Spaces
- Garage with Storage Space Above
- Master Bedroom with Ensuite Shower Room
- Kitchen Day Room
- Living Room with Fireplace
- Front and Rear Gardens
- Ground Floor Cloakroom
- PV Solar Panels



A Surprisingly Spacious 3 Double Bedroom property located in a popular Cul De Sac comprising of just a 11 properties.

The Property benefits from a Landscaped Rear Garden and Off Street Parking for 2 Vehicles and a further Garage with storage space above.

The front door opens into the Entrance Hall with stairs to the first floor and doors to the principle rooms including a Ground Floor Cloakroom with modern WC and Wash Hand Basin.

The Living Room enjoys views over the front garden and features a Fireplace with stone surround and gas fire inset.

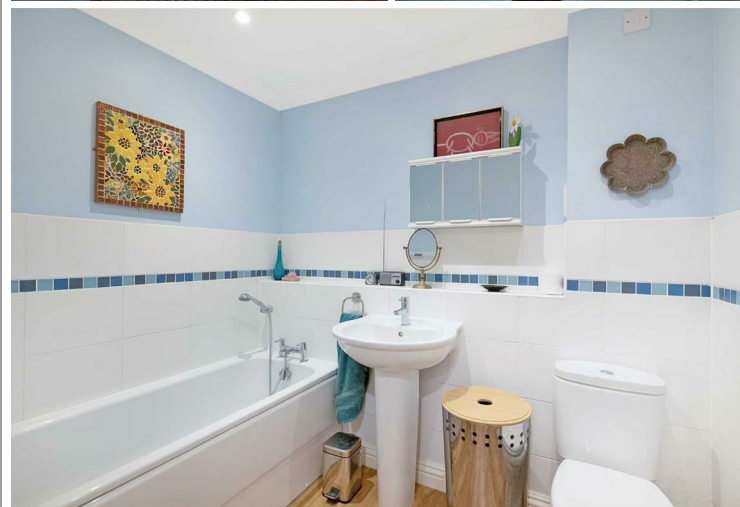
The Kitchen Day Room allows for space for both a Dining Area and also a sofa or chairs if desired.

The Kitchen has modern composite worktops and incorporates many integral appliances, including an oven and gas hob, fridge freezer, washing machine and dishwasher. The Kitchen has a tiled floor and Double Doors to the Rear Garden.

To the First Floor we find 3 Double Bedrooms, Bedroom 1 with an EnSuite Shower Room and a further Family Bathroom.

Bedrooms 2 and 3 both benefit from Views over the Rear Garden.

The Family Bathroom is in a white suite and consists of a Bath with hand held shower attachment, a WC and Wash



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.

OUTBUILDING
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Hand Basin.

Bedroom 1 benefits from 2 built in Wardrobes and features an EnSuite Shower Room.

The EnSuite comprises a WC and Wash Hand Basin set into a vanity unit and Shower Enclosure with tiled surrounds.

The Rear Garden has been Landscaped to feature a circular lawn enclosed by mature and established plants and bushes including acers and roses.

The Garage is located opposite the property with a Modern Garage Door and power and lighting inside with storage above accessible via a hatch in the ceiling.

The property benefits from 2 Off Street Parking Spaces, one located outside the property and one in front of the garage.

Agents Note: we understand there is a Residents Association, Maintenance Charge, of approximately £150 per annum for this development. This looks after common areas and the private road.

PV Solar Panels, Double Glazing, Gas Central Heating.
EPC Rating C.

directions

From our office in the High Street turn right and proceed down the High Street following the one-way system down and across the Phoenix Causeway Bridge. Follow the A26 Uckfield/Tunbridge Wells road and at the forked junction turn right signposted Ringmer. Continue along the Lewes Road into the village and upon reaching the Village Green turn left into North Road. At the end of the road turn Right into Bishops Drive and almost immediately Left into Tile Kiln, turn left again into a cul de sac and the property can be found diagonally in front of you to the left.

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