Craig Meadows, 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 surgery, two Public Houses, a Village Green and schooling for primary and secondary ages. The historical county town of Lewes is approximately 3.2 miles distant with its mainline railway station (London Victoria 70 minutes).

- Popular 'Forges' Development
- 3 Double Bedrooms
- Master Bedroom with En Suite
- Living Room with Impressive Partially Vaulted Ceiling with Glass Roof.
- Beautiful West Facing Garden
- Modern Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Modern Family Bathroom
- Driveway with space for up to 2 Vehicles
- Easy Access To Local Shops, Amenities, Countryside Walks, Bus Route And Cycle Path To Lewes

Situated on the popular 'Forges' Development we are pleased to offer for sale this 3 Double Bedroom, Semi-Detached Home with Garage and Off Street Parking. The property benefits from a Westerly Facing rear Garden and a larger than average Living Room which boasts a partially Double Glazed Vaulted Ceiling.
The front door opens into an Entrance Hall with Ground Floor WC and Cupboard and doors to principle rooms.
The Modern Kitchen Breakfast Room has been finished in an oak wood style and features a Bay Window enjoying views to the front.
The 17ft Living Room is a particular feature to the property which boasts Windows and Double Doors with Colonial shutters which span almost the full width of the room and provide views onto the beautiful Garden. The room further features a partially Vaulted Ceiling with Double Glazed Roof.
To the First Floor we find Bedrooms 2 and 3 and the Family Bathroom.
Bedroom 3 is a Double Bedroom with views tot he front.
Bedroom 2 is a good sized double Bedroom which benefits from a Fitted Wardrobe and Views on the Rear Garden.
The Family Bathroom is well maintained with a Modern white suite comprising of a Bath with Shower over, WC

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

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TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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.

and Wash Hand Basin.
The the Second Floor we find the Master Bedroom Suite with Vaulted Ceiling, Fitted Wardrobes and En Suite Shower Room.
The En Suite Shower Room is finished is white suite comprising of WC, Wash Hand Basin and Shower Enclosure.
To the Outside we Find a Beautiful Rear Garden of a Westerly Aspect. The Garden is well maintained with a Lawn and Paved Patio with Plants and Shrubs to the Boarders. The Garden is particularly Private and enclosed by fenced and walled borders.
The property further benefits from Off Street Parking for up to 2 Vehicles and a Garage with pitched roof for additional storage and power points and light.
We understand that there is a Residents Association Maintenance Charge of approximately £162 per annum for this development. 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 at the mini roundabout turn left into The Forges. Take the first right into Craig Meadows and the property can be found towards the end of the road on the left hand side

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