



Vicarage Close, Ringmer

**Lewes  
Estates**

## RINGMER

£120,000

- Retirement Development for the over 60's
- 2 Bedrooms
- Beautiful Communal Grounds
- Close to Village Amenities In Ringmer
- Views To The South Downs
- Garage with light
- Communal Parking On A First Come First Served Basis
- Modern Kitchen
- Modern Bathroom
- Emergency Pull Chords Throughout

VACANT. NO CHAIN. This delightful first floor, 2-bedroom retirement flat for the over 60's is deceptively spacious and benefits from double glazing and gas central heating. Private Garage with light, Off street parking is also available on a first come first served basis and each block is surrounded by well cared for communal gardens. Communal stairs lead to a private front door and on into your own entrance hall with airing cupboard and doors to principal rooms. Bedroom one provides a window to the front of



the property overlooking the communal, lawned gardens with mature flowerbeds. Bedroom two has fitted wardrobes and enjoys views towards the village.

The bathroom offers a modern white suite comprises of a bath, wash hand basin within a vanity unit, WC and separate shower with glass enclosure.

The 16ft living dining room has a large, double-glazed window which floods the room with plenty of light whilst enjoying views over Ringmer village and the South Downs in the distance.

A modern fitted gloss cream design kitchen offers an integral NEF oven and four ring gas hob and integral fridge with freezer compartment. This room also offers a large window, allowing for plenty of natural light. There is an emergency pull chord in each room of the property should it be required. EPC rating D.



## directions

From our office in the High Street turn right and proceed along 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 and into the village crossing straight over at the mini roundabout. Take the left hand turning into Vicarage Way and the entrance to Vicarage Close can be found towards the end of the road on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 the advice of your legal representative.



draft

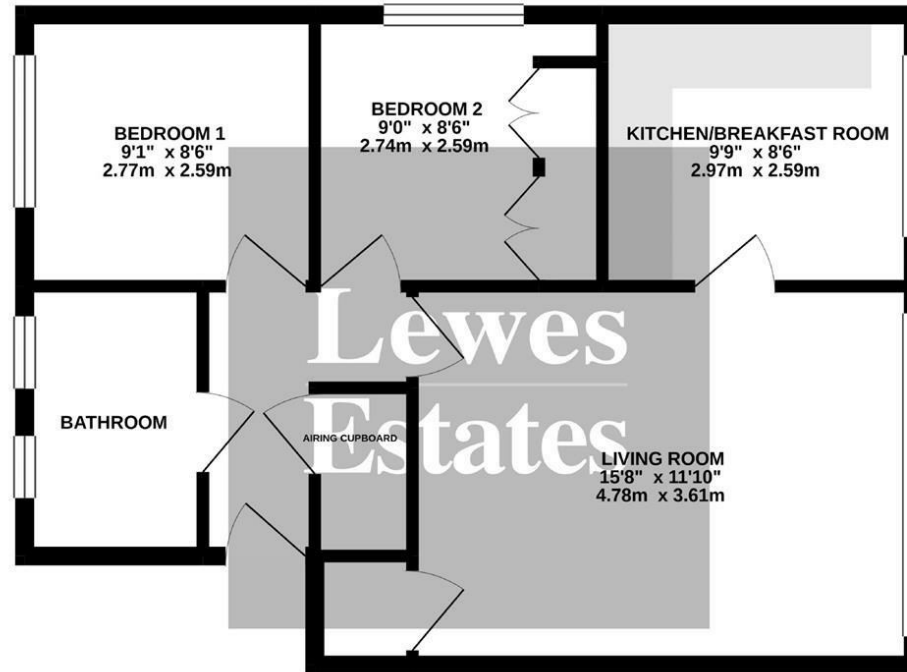


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FIRST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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