



Shelley Road, Ringmer, East Sussex, BN8 5QR
Asking Price £425,000

Shelley Road, Ringmer, East Sussex, BN8 5QR

A superbly presented 1970's built house with 3 double bedrooms, front & rear gardens & garage in a cul de sac location close to all local amenities in the center of Ringmer Village

The Property

The house has been extremely well maintained throughout with double glazing, gas central heating. The entrance hall is spacious with large storage cupboard, downstairs cloakroom and double doors lead to the good sized lounge/dining room. The living space has large windows and French doors overlooking the garden. Modern fitted kitchen with integrate Bosch gas hob, electric oven, washing machine, dishwasher and full height fridge/freezer. Upstairs all three double bedrooms are fitted wardrobes. Family bathroom with partly tiled walls and electric shower over the bath.

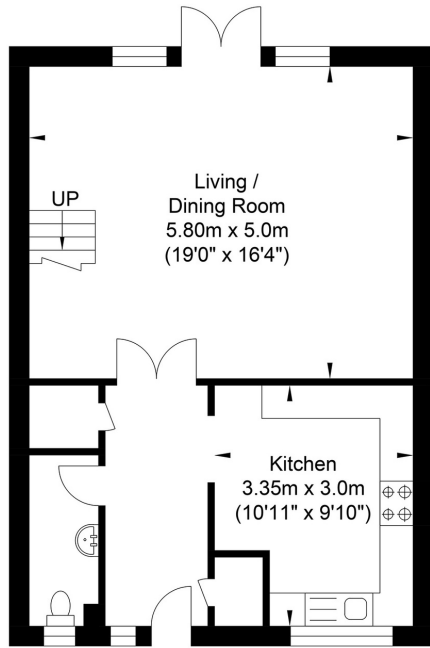
Outside the front garden is enclosed and has well stocked flower borders, to the rear the garden has wooden fencing with a rear gate, there is a large paved patio and raised vegetable/flower beds. A door leads into the garage with light and power and metal up and over door. Shelley Road is a level walking distance to the local parade of shops, doctors surgery, pubs and church.

The Location

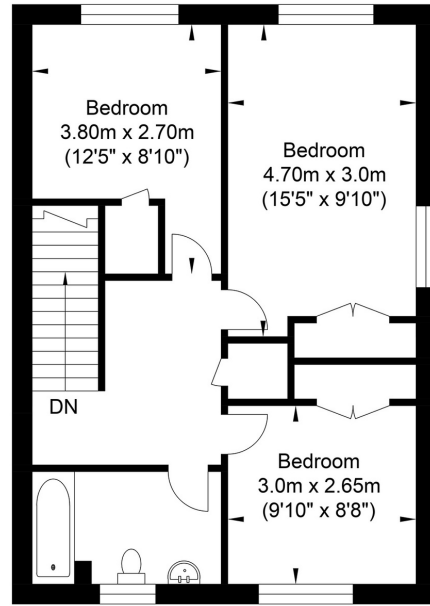
Ringmer is a large village with a parade of local shops and two cafes. There are schools for all ages and a variety of sporting clubs in the village itself. Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary and secondary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



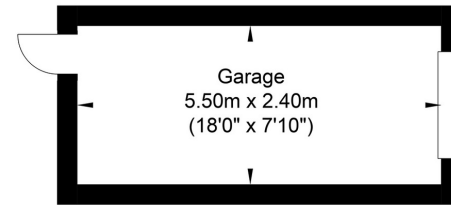
Shelley Road, Ringmer



Ground Floor
Approximate Floor Area
527.53 sq ft
(49.01 sq m)



First Floor
Approximate Floor Area
527.53 sq ft
(49.01 sq m)



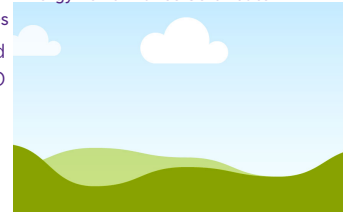
Garage
Approximate Floor Area
142.08 sq ft
(13.20 sq m)



Approximate Gross Internal Area = 111.22 sq m / 1197.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure - Freehold
Council Tax - Band D

Energy Performance Certificate



Oakley

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