



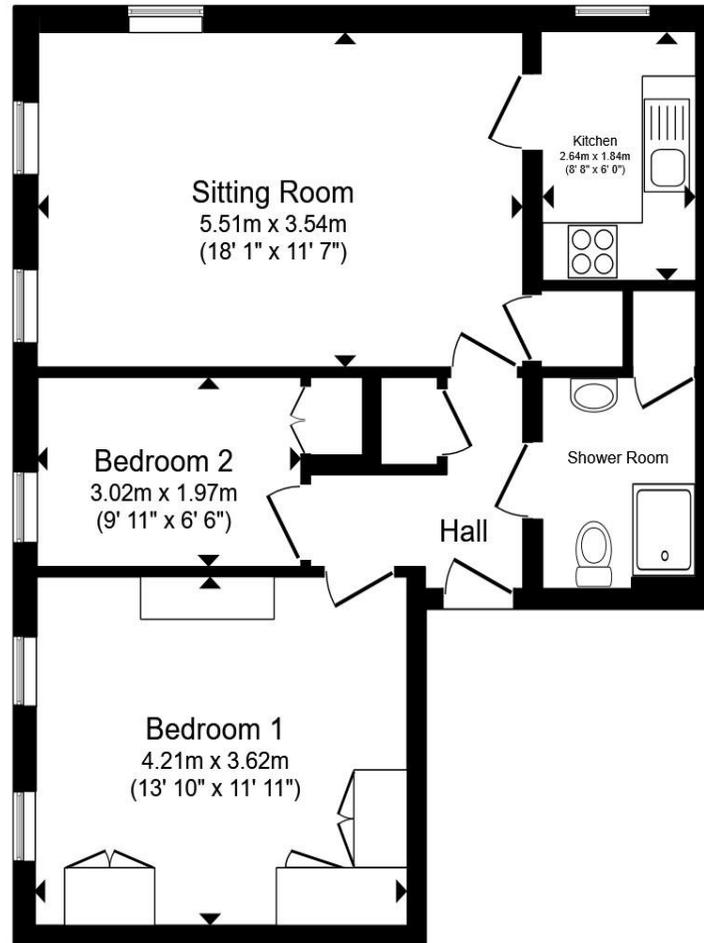
**Delves House Delves Close, Ringmer, Lewes BN8 5EW**

**welcome to**

**Delves House Delves Close, Ringmer Lewes**

Fox & Sons are delighted to introduce this inviting two-bedroom first floor flat, nestled in a sought-after location, perfect for those seeking a serene and convenient lifestyle.





Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Delves House Delves Close, Ringmer Lewes

- Two bedroom First floor flat
- Communal parking
- Sought after location
- Over 55s retirement property with live in warden
- Beautiful gardens and grounds

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4160.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 178 years from 24 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

check out more properties at [fox-and-sons.co.uk](https://fox-and-sons.co.uk)



Property Ref:  
LEW106511 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 476378



Lewes@fox-and-sons.co.uk



192 High Street, LEWES, East Sussex, BN7 2NS



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)