

£500,000- £525,000 Guide Price

48 Mill Road, Ringmer, East Sussex, BN8 5HZ

MANSELL McTAGGART

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Overview...

We're delighted to market this newly renovated three bedroom detached family home in the heart of Ringmer village, within easy reach of shops, local amenities and schools.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style including a wonderful open plan kitchen/dining room with bi-fold doors to the rear opening to the rear garden.

There is a spacious entrance hall with ground floor W.C., and generous sitting room with expansive front aspect bay window. On the first floor, are three bedrooms, varying in sizes and a modern fitted family suite.

Outside, the property enjoys a well-maintained front garden with a range of plants; a driveway allows for off street parking and leads to private side gate. This follows to the rear garden, containing a garage and a beautifully landscaped plot with areas of paved patio and laid to lawn.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Composite front door with stairs to first floor, storage cupboard, perfect for coats and shoes and doors to principal rooms

CLOAKROOM/W.C.- White low level W.C., wash hand basin with set in vanity unit and obscured side window

SITTING ROOM- A great size room, measuring an impressive 18'4ft x 10'6ft, with an expansive double glazed bay window to the front, overlooking the front garden and flooding the space with natural light. featuring a cast iron log burner with wooden mantel and tiled hearth

KITCHEN/DINING ROOM- A wonderful, light and airy room recently updated, comprising fitted flush fronted wall and base units with contrasting quartz work surfaces, one and half bowl sink with side aspect window above and tiled surround. 4 ring ceramic hob with integrated cooker hood above and oven below, with further integrated appliances. A rear door leads directly to the rear garden as well as bi-fold doors, creating an effortless flow between indoor and outdoor living. Space for a family dining table. Ideal open plan room for everyday family life and entertaining

FIRST FLOOR LANDING- Generous with side aspect double glazed window, built in cupboard, airing cupboard and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed windows, filling the room with natural light, built in wardrobes with sliding doors

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden

BEDROOM- A single bedroom with front aspect double glazed window, ideal as a study space

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and rear obscured windows















Outside…

FRONT OF PROPERTY- A well-maintained area laid to lawn, neatly flanked with a range of plants and flowers. A block paved driveway provides off street parking and leads to a side gate, allowing alternate access to the rear garden

REAR GARDEN- A deceptively generous garden, beautifully landscaped to enjoy paved patio to the rear of the property, allowing for al fresco dining and socialising. This seamlessly leads to a larger area laid to lawn, bordered with an established variety of plants and shrubs, along with a selection of potted plants. To the rear a raised decked area furthers entertaining opportunities, as well as outdoor dining. There is a brick-built garage for further storage with a window to the rear

PARKING- Driveway to the front of the property

Recently installed EV charging Socket

For further enquiries or to arrange a viewing, please contact the office on 01273 407929







Location…

Mill Road is a popular road located in the heart of the village of Ringmer benefitting from an easy and relatively level walk to the parade of shops.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few.

Ringmer benefits from a modern health centre and pharmacy, a coffee shop and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.

Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

Tenure – Freehold

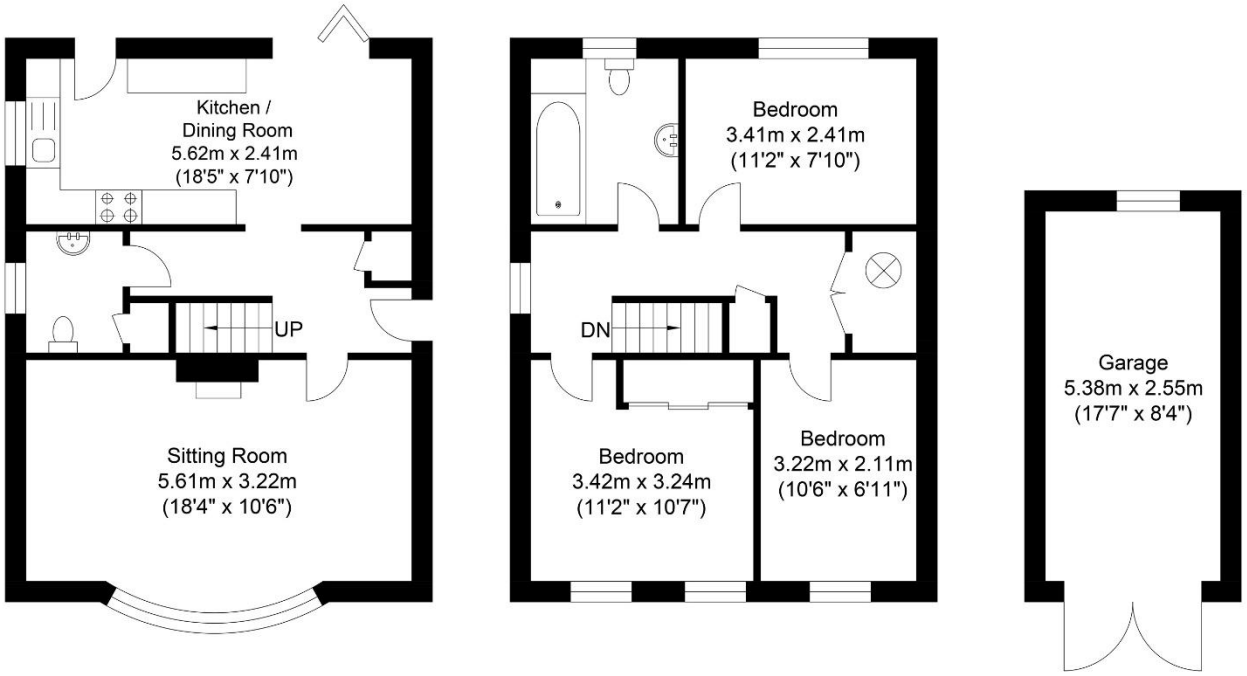
Gas Central Heating

Double Glazing.

EPC Rating – D

Council Tax Band – E

Viewing recommended



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Ground Floor
Approximate Floor Area
469.52 sq ft
(43.62 sq m)

First Floor
Approximate Floor Area
458.86 sq ft
(42.63 sq m)

Garage
Approximate Floor Area
147.68 sq ft
(13.72 sq m)

Approximate Gross Internal Area (Excluding Garage) = 86.25 sq m / 928.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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