



£300,000- £325,000 Guide Price

87 Springett Avenue, Ringmer, East Sussex, BN8 5QS

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Overview...

A fantastic opportunity to acquire this attractive two-bedroom family home, ideally positioned within easy walking distance of the village centre and well-regarded local primary school.

This delightful property offers well-balanced and versatile accommodation, presenting an excellent opportunity for buyers to personalise and modernise to their own taste, subject to the necessary consents.

The ground floor comprises a welcoming front reception room that flows seamlessly into a dining area, creating a bright and flexible, dual-aspect living space. From here, there is direct access to the private rear garden, which is predominantly paved patio and offers excellent potential for landscaping or extension (stpp).

Upstairs, the property benefits from two generously sized bedrooms and a family bathroom.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, parquet flooring and door to-

SITTING ROOM/DINING ROOM- A wonderful dual aspect space, measuring 28'6ft x 11ft, naturally flooded with light from the front aspect double glazed bay window, overlooking the front of the property, with a brick feature fireplace housing a cast iron coal burner. This seamlessly flows through to the dining area, a space ideal for socialising and family meals, the natural brightness continues from the floor to ceiling sliding doors providing direct access to the rear garden.

KITCHEN- A fitted kitchen comprising of wall and base units with contrasting work surfaces, double glazed window to the rear naturally fills the room with light. Space for appliances and door to generous cupboard.

FIRST FLOOR LANDING- Side aspect double glazed window, airing cupboards and doors to principal rooms

BEDROOM- A super double room with an expansive front aspect double glazed window, built-in wardrobe and parquet flooring

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden, fitted wardrobe and parquet flooring

BATHROOM- Fitted with a white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, pedestal wash hand, low level W.C., obscured windows and parquet flooring





Outside...

FRONT GARDEN- A paved pedestrian path leads to the front door with an area of well-maintained lawn to the side

REAR GARDEN- A deceptively generous garden to the rear, predominantly block paved, fence enclosed, bordered by a range of plants and trees with a shed, ideal for storage, to the rear. A great, low-maintenance space for alfresco dining, entertaining and potted planting.

PARKING- On street



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



Location...

Ringmer is considered to be one of the largest villages in East Sussex. A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics to yoga, or even the local history club. Nearby Lewes offers further options including golf, rugby, tennis, swimming, cycling and athletics to name a few.

Tenure - Freehold

Gas central Heating

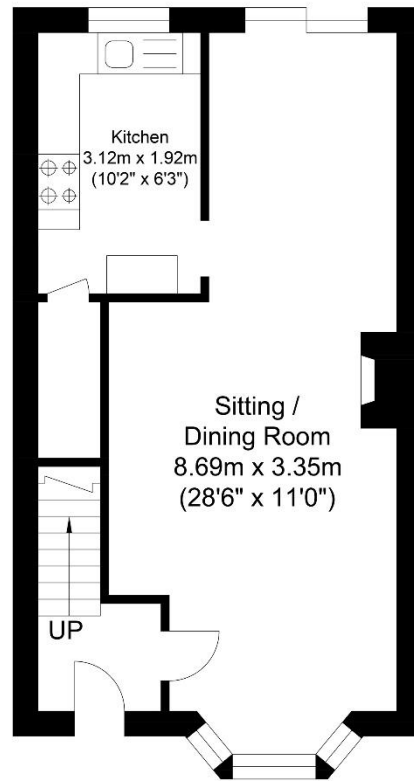
Double Glazing.

EPC Rating - D

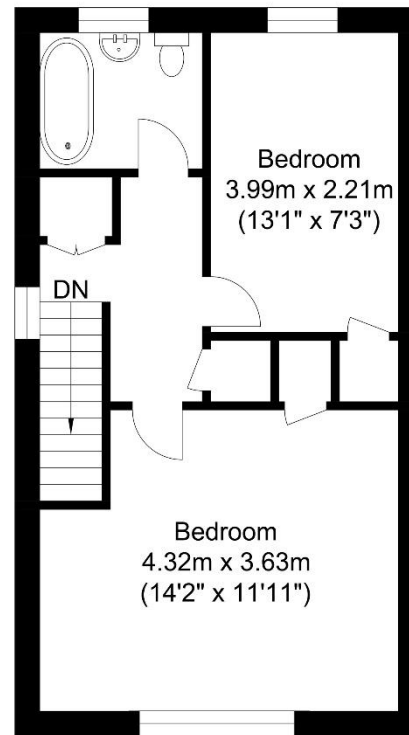
Council Tax Band - C

Please be advised there is a garage available via separate negotiations

Viewing recommended



Ground Floor
Approximate Floor Area
388.25 sq ft
(36.07 sq m)



First Floor
Approximate Floor Area
380.28 sq ft
(35.33 sq m)

Approximate Gross Internal Area = 71.40 sq m / 768.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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