



53 Sadlers Way, Ringmer, Lewes, East Sussex, BN8 5HG

Asking Price £735,000

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Detached two/three bedroom bungalow with secluded gardens. The property is well presented with a useful attic room, Lounge, dining room, conservatory, two further bedrooms one with an en-suite, Fitted kitchen and utility room. Integral garage and driveway. Close to local facilities and countryside.

The Property

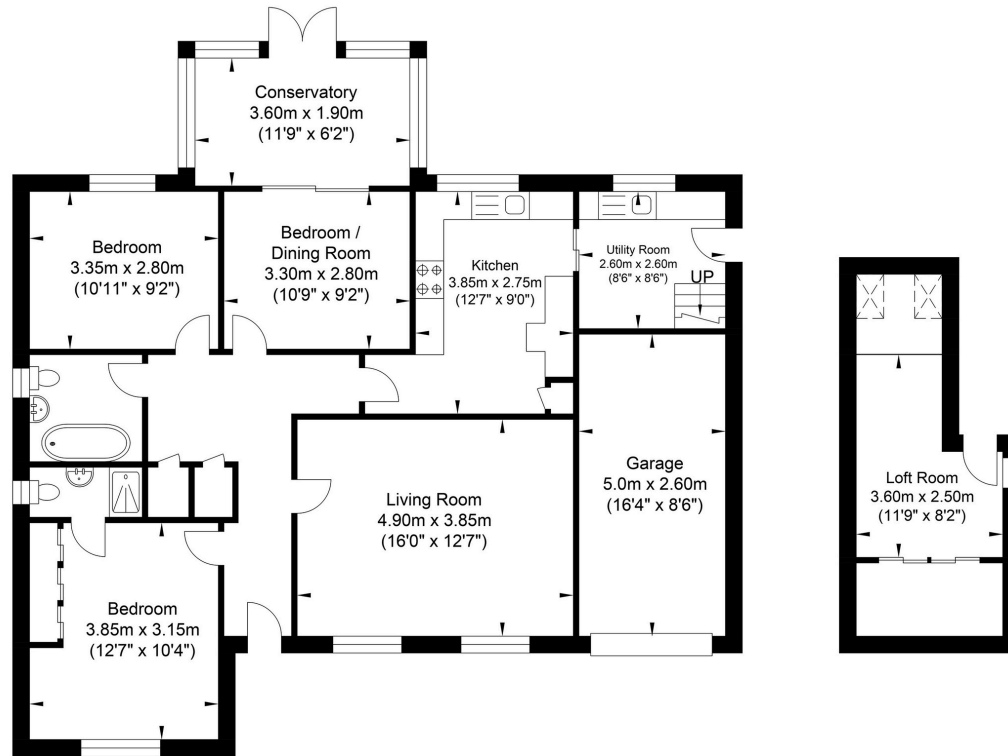
Sundown cottage in Sadlers Way has gas central heating, double glazed windows and is well presented throughout. The entrance porch with tiled floor leads into the spacious hall with hatch access to loft space and deep cloaks cupboard and an airing cupboard with hot water cylinder. Door to lounge which is a bright room with two windows overlooking the front garden and the surrounding countryside beyond and a feature fireplace. Bedroom with window overlooking the front garden, fitted with a range of full height sliding wardrobes with matching dressing table. Ensuite shower with tiled shower cubicle and a Triton electric shower, washroom hand basin, low-level WC and window to the side. Bathroom fitted with a suite comprising of a panelled bath, pedestal wash hand basin, low-level WC, fully tiled walls and window to the side. Bedroom two has a window overlooking the rear garden and a fitted with a range of wardrobes with matching chest of drawers. Dining room/bedroom three with sliding patio doors leading into the conservatory which has French doors leading into the garden. The kitchen/breakfast room has a range of wall and base mounted units, breakfast bar, part tiled walls, inset sink unit and a large window overlooking the rear garden. Utility room with Vaillant gas fired boiler, door to outside and space for further white goods. Stairs leading to attic room with eaves storage, two windows and a built-in desk. Outside the rear garden provides a good degree of privacy and is bordered by mature shrubs with a lawn from which views to the surrounding Downland can be enjoyed. Greenhouse, timber garden shed and side access gate.

The Location

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 offer 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 schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Sadlers Way, Lewes



Ground Floor
Approximate Floor Area
1213.63 sq ft
(112.75 sq m)

First Floor
Approximate Floor Area
143.37 sq ft
(13.32 sq m)

Approximate Gross Internal Area = 126.07 sq m / 1357.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Freehold
Council Tax Band - F
EPC - TBC



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