



Springett Cottages, Ringmer, Lewes, East Sussex, BN8 5PT

Asking Price £465,000

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A charming three bedroom end of terrace period cottage, featuring character details and a wrap around garden adjoining Ringmer Village Green, offered with no onward chain and scope for improvements.

The Property

Located in a central village position, this three bedroom end of terrace period cottage dating back to circa 1890, Springett Cottages offers a home with character, overlooking the picturesque Ringmer Village Green. This setting provides a tranquil outlook and convenient access to local amenities, making it suitable for those seeking village life and offers the opportunity to modernise and update throughout.

Upon entering, the property's character features are evident. The ground floor includes a brick floor, adding a rustic touch. A feature fireplace is a focal point in the kitchen/breakfast room and a stable door leads to the garden. Other features including paneled walls and exposed brickwork enhance the period feel throughout.

The accommodation includes a cosy double aspect reception room. The property has a bathroom on the first floor with two bedrooms. An attic room, approached by a concealed door, has been converted to include an en suite shower room, offering a private space and adding versatility. In total, there are three bedrooms, providing flexible accommodation options and the two largest rooms have the best views.

Externally, the cottage features a large, well stocked wrap-around garden. Bordered by a low brick wall, this private outdoor space extends to the front with a lawn, paved side garden and further paved rear garden with both a brick and a timber shed and small pond. The garden is well stocked and Views from the garden, and from many rooms within the house, extend over the adjoining village green and to the countryside beyond.

Springett Cottages is situated in the heart of Ringmer, a popular village near Lewes, known for its community and local facilities. Residents can access village shops, pubs, and schools easily and the newly opened swimming pool. The historic town of Lewes, with its wider range of amenities, mainline railway station (with direct links to London), and cultural scene, is a short drive away.

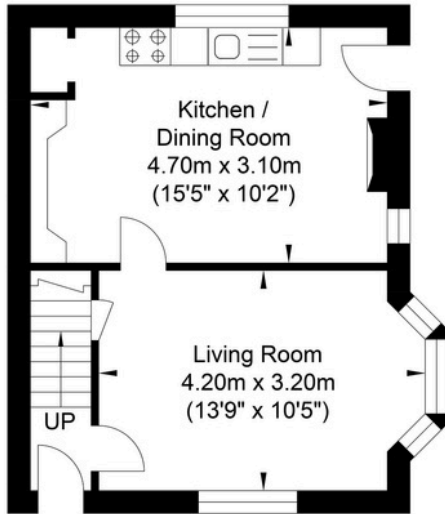
This property is offered to the market with scope for further improvement and has no onward chain. With its blend of period charm, practical comforts, views, and a prime village location, this end of terrace cottage represents a special opportunity.

The Location

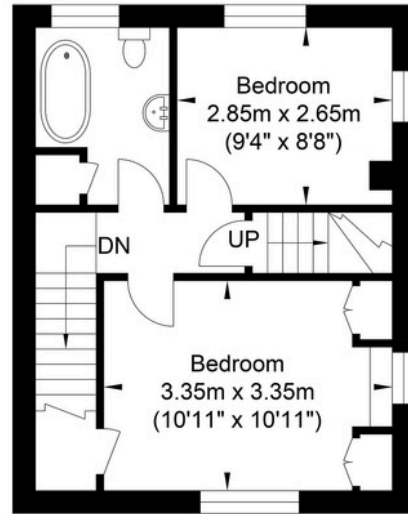
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 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 schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



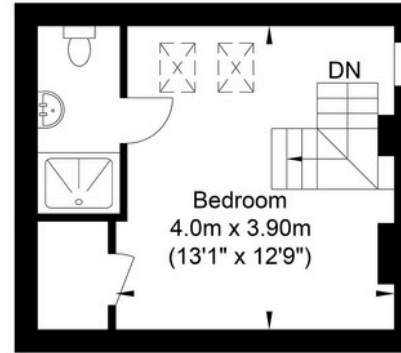
The Green, Ringmer



Ground Floor
Approximate Floor Area
316.56 sq ft
(29.41 sq m)



First Floor
Approximate Floor Area
308.60 sq ft
(28.67 sq m)



Second Floor
Approximate Floor Area
202.36 sq ft
(18.80 sq m)

Approximate Gross Internal Area = 76.88 sq m / 827.52 sq ft

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

Agents Notes

Tenure - Freehold

EPC - D

Council Tax Band - D

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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