



**The Street, Ripe, Lewes, East Sussex, BN8 6BD**

Asking Price £799,000



# The Street, Ripe, Lewes, East Sussex, BN8 6BD

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## The Property

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Located on The Street in the heart the charming village of Ripe, this Grade II listed Georgian semi-detached house offers a blend of historical character and modern living. The property features three bedrooms, two bathrooms, and two reception rooms. The house is in excellent decorative order following an extensive refurbishment, which included a new roof.

The property showcases a mix of period features and modern updates. Original elements like sash windows and feature paneling on some walls have been preserved. A recent extension has added a contemporary kitchen/dining room which has extensive wall and base mounted units with ample food preparation space, selection of integrated Bosch and Neff appliances. The extension includes underfloor heating and a modern design that complements the house's historic structure and two windows overlook the rear garden. There is a downstairs cloakroom and a utility area with plumbing for the washing machine and ample coat storage.

The two reception rooms provide versatile living areas. One has a log burner, and the other features an open fireplace, offering comfortable spaces for relaxation and a designated study area with shelving.

Upstairs, there are three bedrooms, each with fitted wardrobes. The main bedroom includes an en-suite shower room. A family bathroom serves the other bedrooms which is beautifully fitted with contemporary suite with a separate shower.

The rear garden is well-stocked and features a large brick paved area with flint retaining wall. Beyond this, a level lawn is bordered by very well maintained flowerbeds. An outside store provides practical space for bikes/lawnmower and other garden equipment along with the oil fired boiler. Outside lighting, water tap and log store.

The central village location provides easy access to local amenities, including the renowned community shop and cafe. Ripe is an active village and is well served for family with a well-regarded village nursery schools and school buses to Laughton and Ringmer School. This property combines a historic setting with modern conveniences. Viewing is recommended to appreciate this village residence.

## The Location

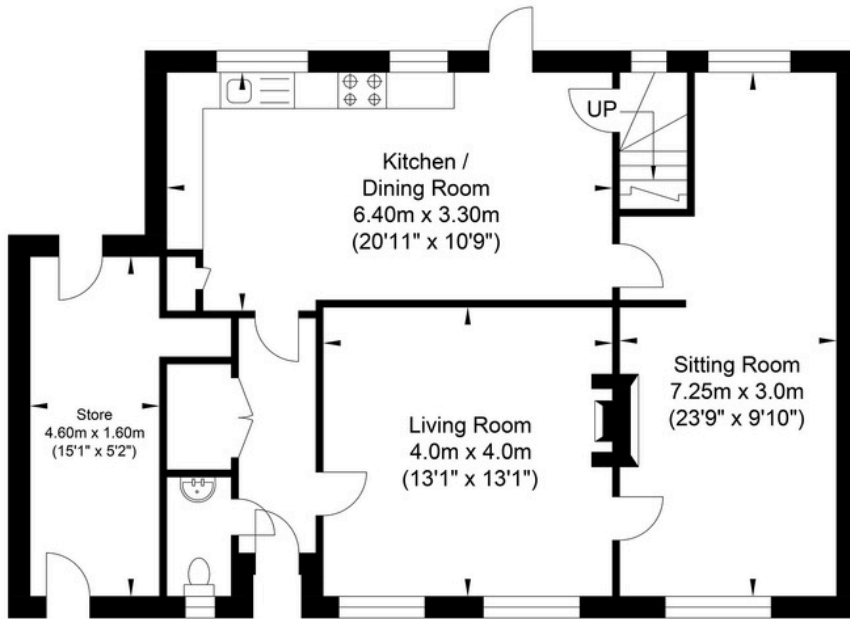
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. 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.

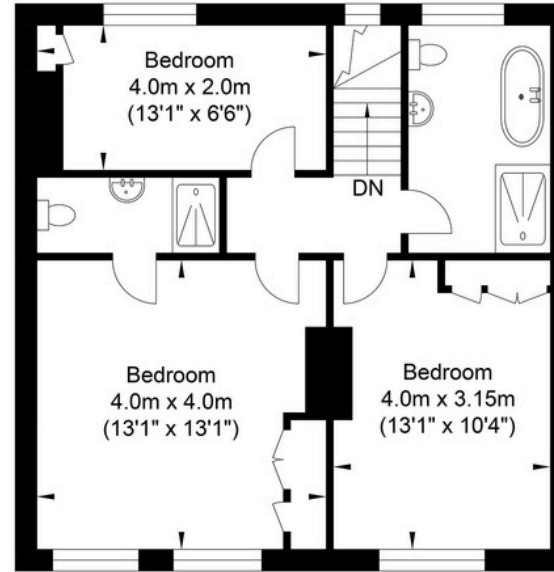




# The Street, Ripe



Ground Floor  
Approximate Floor Area  
810.30 sq ft  
(75.28 sq m)



First Floor  
Approximate Floor Area  
554.01 sq ft  
(51.47 sq m)

Approximate Gross Internal Area = 126.75 sq m / 1364.32 sq ft

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



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## Agents Notes

Tenure - Freehold  
EPC - Listed Building  
Council Tax Band - TBC



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