



**Delves Way, Ringmer, Lewes, East Sussex, BN8 5JU**

Asking Price £495,000

## Delves Way, Ringmer, Lewes, East Sussex, BN8 5JU

Three bedroom semi-detached house in Delves Way, Ringmer, offering superb views across the village green. With two reception rooms, a garage, and a long driveway, this property presents an excellent opportunity for improvement and potential extension (STNC)

### The Property

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Positioned in the highly sought after Delves Way in Ringmer, this charming three bedroom semi detached house offers a unique opportunity to acquire a property adjoining the picturesque village green.

The property offers a well proportioned layout, featuring two reception rooms with full height windows. The lounge provides a comfortable space for relaxation with a woodburning stove and an Oak mantel piece over. the living space flows into an offset dining room with double doors leading out into the garden. The kitchen has a built in oven and hob and space for other kitchen appliances, whilst functional, presents an exciting opportunity for a prospective buyer to modernise and personalise, enhancing the overall appeal of the home.

Upstairs, you will find three bedrooms with wardrobes. The landing has an additional side window offering views across the green. The bathroom, complete with a separate WC, provides practical facilities with a shower over the bath.

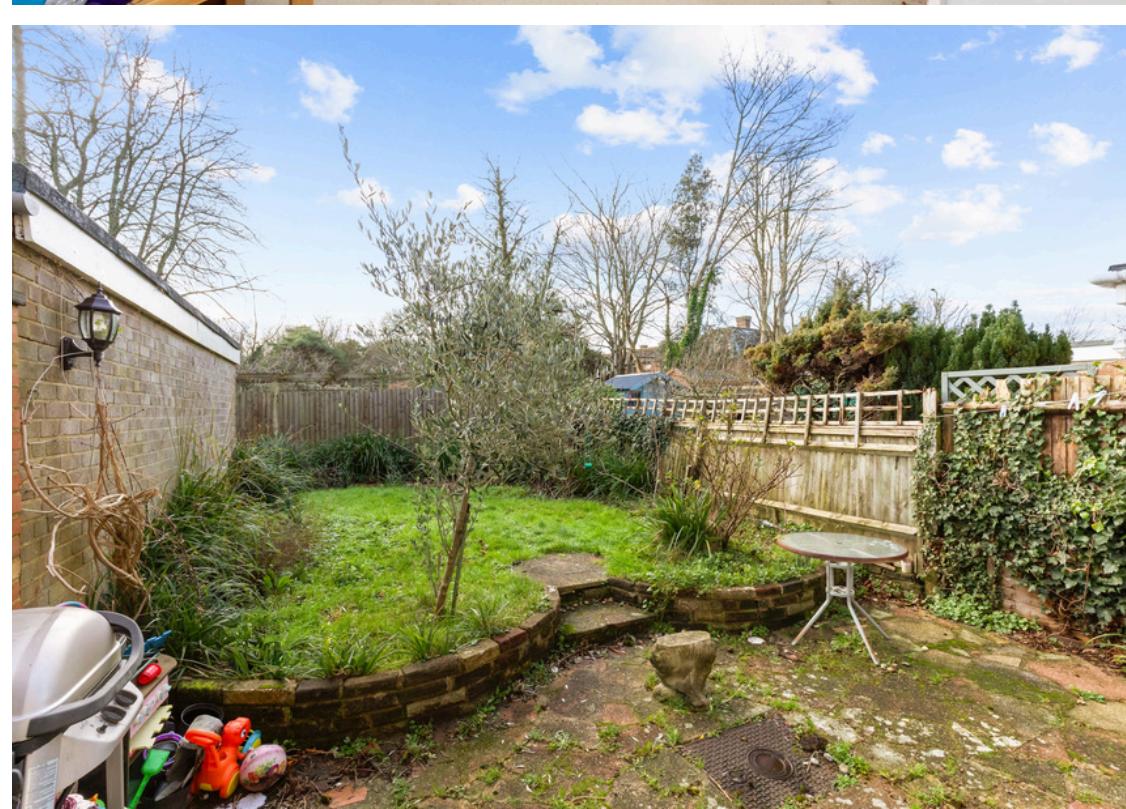
Externally, the property benefits from an enclosed rear garden laid to lawn with a side access gate, providing a private and secure outdoor space ideal for gardening enthusiasts and children's play area. To the side, the house enjoys superb views across the village green and beyond, offering a picturesque outlook.

### The Location

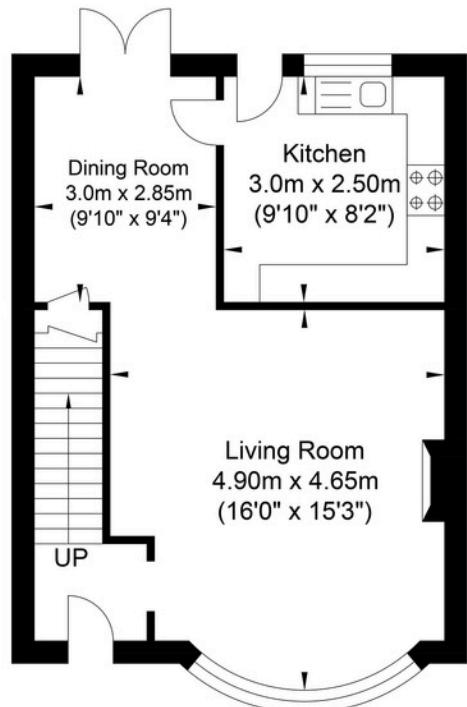
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Ringmer is a large village with a parade of local shops including a mini supermarket with Post office, butcher, bakery, two cafes and two pubs that serve food. There are schools for all ages and a variety of sporting clubs in the village itself and the newly re-opened swimming pool is open to the public.

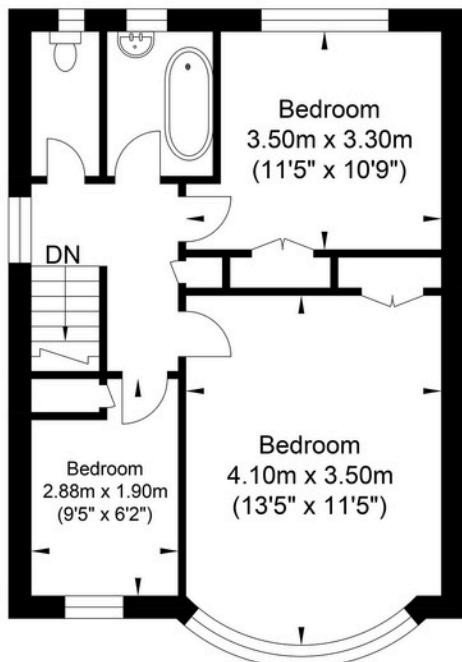
Lewes is only 3 miles distant by bus, car or bike on the new cycle path, Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose and Tesco and Aldi , along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a 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 cafes, 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 approximately 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.



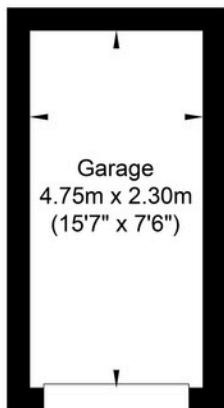
# Delves Way, Ringmer



Ground Floor  
Approximate Floor Area  
454.88 sq ft  
(42.26 sq m)



First Floor  
Approximate Floor Area  
454.88 sq ft  
(42.26 sq m)



Garage  
Approximate Floor Area  
117.54 sq ft  
(10.92 sq m)

Approximate Gross Internal Area (Excluding Garage) = 84.52 sq m / 909.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Certificate



Agents Notes  
Tenure - Freehold  
EPC - D  
Council Tax Band - D



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