



**Springett Avenue, Ringmer, Lewes, East Sussex, BN8 5QU**

Asking Price £355,000

# Springett Avenue, Ringmer, Lewes, East Sussex, BN8 5QU

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## The Property

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Located on Springett Avenue in Ringmer, this two bedroom end of terrace house is in good decorative order. The property is close to village amenities, including local shops, a doctor's surgery, a church, and schools.

The ground floor has a spacious entrance porch leading to the hall. There is a bright reception room with a large bay window overlooking the front garden with space for a dining table. There is an archway through to an extended and re-fitted kitchen. The kitchen offers ample storage and workspace with contemporary fittings, gas hob and an electric oven. Deep understairs cupboard housing the gas fired boiler. Useful lobby area leading off of the kitchen area. A conservatory overlooks the rear garden, providing an additional living area and there is also a downstairs cloakroom.

Upstairs, there are two double bedrooms. The main bedroom includes a dressing area with ample wardrobes, which could potentially be converted back into a third bedroom if required. The shower room has been recently re-fitted and has ample storage cupboards and is fully tiled. The second bedroom also has a wall of wardrobes.

Externally, the property features a paved garden designed for low maintenance. A garage with an up and over door is next to the property rather than in a block and provides secure parking or storage and has an internal door for direct access from the garden.

This house is offered with vacant possession and no onward chain.

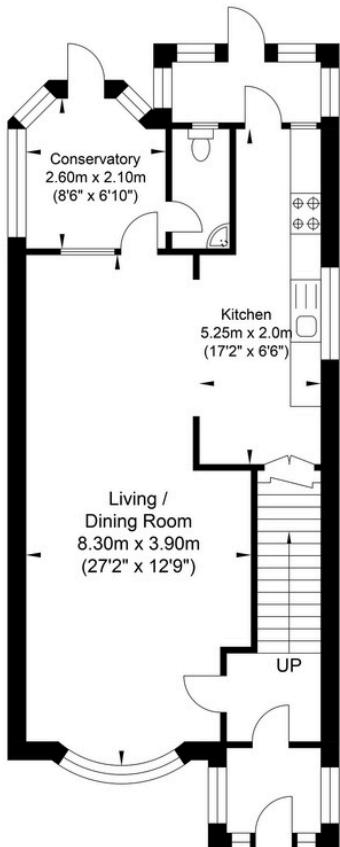
## The Location

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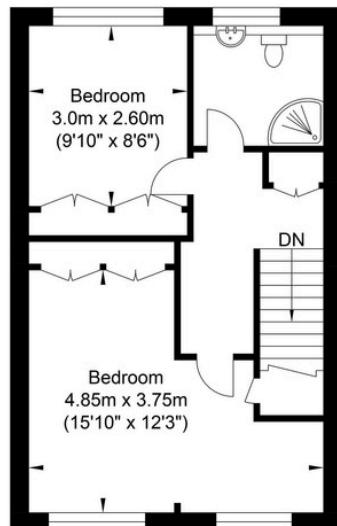
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



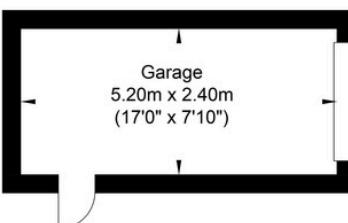
# Springett Avenue, Ringmer



Ground Floor  
Approximate Floor Area  
593.62 sq ft  
(55.15 sq m)



First Floor  
Approximate Floor Area  
417.63 sq ft  
(38.80 sq m)



Garage  
Approximate Floor Area  
134.33 sq ft  
(12.48 sq m)

Approximate Gross Internal Area (Excluding Garage) = 93.95 sq m / 1011.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

## Agents Notes

Tenure - Freehold

EPC - TBC

Council Tax Band - TBC



### Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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