

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

77 SPRINGETT AVENUE, RINGMER, EAST SUSSEX, BN8 5QT

ENTRANCE CANOPY – ENTRANCE HALL – 28’ LOUNGE/DINING ROOM – KITCHEN

TWO BEDROOMS – BATHROOM – MAJORITY UPVC DOUBLE GLAZING

GAS FIRED CENTRAL HEATING – FRONT GARDEN – 65’ SOUTH FACING REAR GARDEN

GARAGE IN COMPOUND TO REAR – NO ONWARD CHAIN – SOME DISTANT VIEWS TO THE DOWNS



PRICE .. £179,950 .. FREEHOLD

DESCRIPTION

77 Springett Avenue is a two bedroom Georgian-style mid terrace house in need of some modernisation and being offered for sale with no onward chain. On the ground floor there is an entrance canopy, an entrance hall, a 28’ through lounge/dining room with double glazed door to the rear garden and a kitchen with oven and hob. On the first floor there are two bedrooms and a bathroom. Further benefits include majority uPVC double glazing, gas fired central heating and views to the Downs from the rear. There is a good sized lawned front garden and a single garage located in a compound which is accessed from the bottom of the 65’ south facing rear garden.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should not: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01444 235665
20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431
5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600
The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288
The Green
Newick
East Sussex BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377
29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333
39 High Street
Crawley
West Sussex RH10 1BQ

77 SPRINGETT AVENUE, RINGMER, EAST SUSSEX, BN8 5QT

LOCATION

The property is located in a highly convenient position in the heart of this popular village, opposite the local shopping parade and close to the village green. Ringmer village offers a good range of amenities, including a primary school, a secondary school, two inns, a restaurant, a health centre, bus routes etc. and a good range of local shops. The County Town of Lewes is only a few miles away with its rail link to London/Victoria and where there are also excellent amenities, shops and leisure facilities. **DIRECTIONS:** From the centre of Lewes, take the A26 out of the town in the direction of Tunbridge Wells until coming to the turning for the B2192 on your right hand side, signposted for Ringmer. Carry on for a couple of miles until you come into the village, going past the Anchor Inn on the right hand side. Take the next turning on the right, opposite the village green which is Springett Avenue, and No. 77 can be found a couple of hundred yards along on the left hand side, opposite the shopping parade.

The accommodation with approximate room measurements comprises:

ENTRANCE CANOPY multi-panelled glazed front door leading to

ENTRANCE HALL radiator, stairs rising to first floor, door leading to

LOUNGE/DINING ROOM 28'3 into bay x 10'10 narrowing to 7'3 Georgian style uPVC double glazed bay window to front, wooden fire surround, wall light points, two radiators, Georgian style uPVC double glazed door and window to rear, distant views to the Downs. Sliding door to

KITCHEN 10'6 x 6'4 fitted with a range of units at eye and base level with roll edge work surface areas with inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with extractor filter over and built-in electric oven, tiled surrounds and splash backs, uPVC Georgian style double glazed window to rear, space for appliances, radiator, understairs storage cupboard.

FIRST FLOOR

LANDING access to loft space, airing cupboard with lagged hot water cylinder, slatted shelving, wall mounted gas fired boiler, further storage cupboard.

BEDROOM 1 14'3 max. x 12'1 secondary double glazed Georgian style window to front, radiator, built-in wardrobe cupboard.

BEDROOM 2 10'10 x 7'4 Georgian style uPVC double glazed window to rear with views to the Downs, built-in double wardrobe cupboard, radiator.

BATHROOM fitted with older style light blue suite comprising panelled bath with Mira event shower (not tested) with curtain and rail, wash hand basin, close coupled w.c., radiator, opaque Georgian style uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN mainly laid to lawn with flower borders, mature tree. Path leading to front door.

REAR GARDEN approx. 65' deep and south facing. Patio area abutting the rear of the property the remainder being laid mainly to lawn with flower borders, fenced boundaries. At the rear of the garden is access to

Single **GARAGE** which forms part of a compound to the rear.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

NEWICK OFFICE OPENING HOURS MONDAY TO SATURDAY 9.00 AM TO 5.00PM

HAYWARDS HEATH OFFICE SUNDAY 10.00 AM TO 1.00 PM

www.mansellmctaggart.co.uk www.rightmove.co.uk www.primelocation.com

NW001103(MD 596)

