



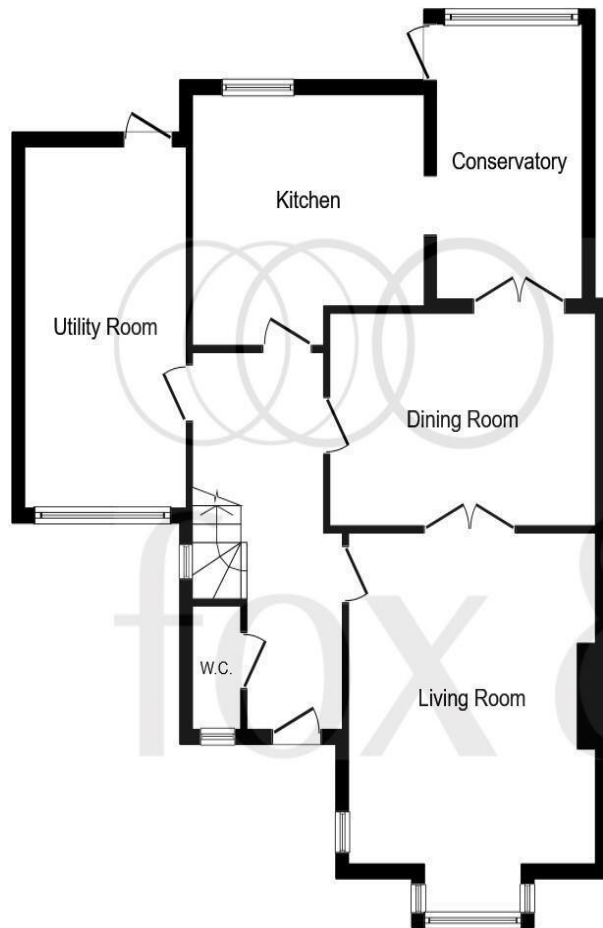
Tile Kiln, Ringmer LEWES BN8 5LR

welcome to

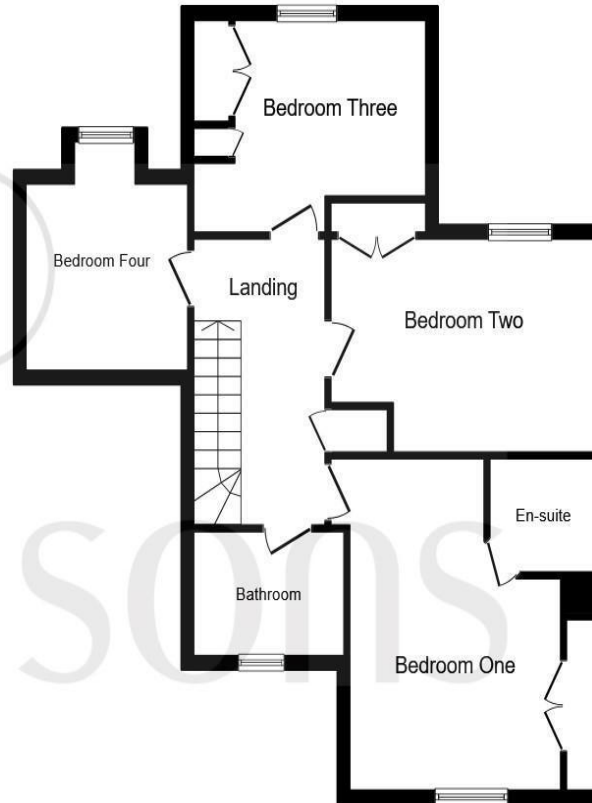
Tile Kiln, Ringmer LEWES

We are delighted to present to the market this spacious and well proportioned four bedroom link-detached family home, offering bright and versatile accommodation throughout.





Ground Floor



First Floor

Entrance Hall
Downstairs W/C

Living Room
15' 5" x 13' 8" (4.70m x 4.17m)

Sitting Room
14' 1" x 10' (4.29m x 3.05m)

Dining Room
13' 1" x 8' (3.99m x 2.44m)

Kitchen
12' 8" x 11' 8" (3.86m x 3.56m)

Utility Room
16' 10" x 8' 9" (5.13m x 2.67m)

Stairs To First Floor Landing
Bedroom One

16' 7" x 11' 5" (5.05m x 3.48m)
En-Suite

Bedroom Two
12' 8" x 10' 4" (3.86m x 3.15m)

Bedroom Three
15' 9" x 8' 9" (4.80m x 2.67m)

Bedroom Four
9' 3" x 8' 9" (2.82m x 2.67m)

Bathroom
8' 5" x 6' 5" (2.57m x 1.96m)

Rear Garden
Driveway

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Total floor area 152.0 sq. m. (1,636 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

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Tile Kiln, Ringmer LEWES

- FOUR BEDROOM LINK-DETACHED HOUSE
- SPACIOUS AND BRIGHT LIVING SPACE THROUGHOUT
- LARGE KITCHEN WITH PLENTY OF STORAGE
- SEPARATE SITTING ROOM AND DINING ROOM
- EN-SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106637



Property Ref:
LEW106637 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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