



Offers In Excess Of
£250,000
Leasehold

Craig Meadows, Lewes

- TWO BEDROOM GROUND FLOOR FLAT
- GOOD ORDER THROUGHOUT
- MODERN BATHROOM
- VIEWING ESSENTIAL.
- ALLOCATED PARKING
- FITTED KITCHEN
- HIGHLY POPULAR DEVELOPMENT

Robert Luff & Co are delighted to bring to market this two bedroom purpose built ground floor apartment located in the popular village of Ringmer. The property is very well presented and has two double bedrooms with wardrobes, a modern bathroom, bright lounge/dining room, fully fitted kitchen and allocated parking space.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Entrance Hall - Front door leading to communal entrance hall with solid wood front door opening to apartment.

Living / Dining Room 18'0 x 11'9 (5.49m x 3.58m)

Entrance hall door leading to the lounge/ dining room, a bright double aspect room. It has two night storage heaters, two central pendant lights, two windows overlooking the front garden with shutters.

Kitchen 7'8 x 7'4 (2.34m x 2.24m)

Fitted with an excellent range of modern units with a work surface extending to include a stainless-steel sink unit with mixer taps over, window to the side, a range of wall and base mounted units. Inset AEG induction hob with oven below and extractor hood above, space for fridge freezer with shelving over. Plumbing for washer/ dryer, further storage drawers and part tiled walls. Built in microwave and central ceiling light.

Bathroom

Recently refitted with a modern suite, comprising of a paneled bath with shower over, wash hand basin with cupboard below. Low level W/C, part tiled walls. Central ceiling light, heated towel rail.

Bedroom One 12'3 x 10'11 (3.73m x 3.33m)

Window to the rear with shutters, range of double wardrobes with hanging rail and shelving. Central ceiling light, electric panel heater.

Bedroom Two 14'11 x 8'10 (4.55m x 2.69m)

Window to the rear with shutters, electric panel heater. Built in wardrobe with hanging rail and shelving over. Further shelved storage cupboard and central ceiling light.

Parking

Allocated parking space

Agents Notes

Tenure: Leasehold, Approx 110 years remaining

Maintenance: £1800 Per Annum

EPC Rating: C

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.