

OAKFIELD

Lewes Road, Ringmer, Lewes

Price £210,000

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Available exclusively to those aged 55 and over, tucked away within one of Ringmer's most sought after retirement developments, this well presented ground floor apartment enjoys a wonderful position within Delves House West, offering direct access to the beautifully maintained communal gardens whilst remaining perfectly positioned to enjoy the welcoming community atmosphere the development is known for.

The property offers bright and spacious accommodation throughout, with a generous dual aspect sitting room filled with natural light and enjoying lovely views across the communal gardens and guest patio area. Patio doors open directly outside, creating a wonderful space to sit and enjoy the peaceful surroundings whilst still feeling connected to the heart of the development.

The modern fitted kitchen flows nicely from the sitting room and offers ample worktop and storage space, room for appliances, and a breakfast area. There are two well proportioned bedrooms, including built in wardrobes, alongside a recently fitted adaptive shower room designed with practicality and comfort in mind.

Further benefits include updated heating, an extended lease, emergency pull cord assistance, residents parking, communal lounge facilities, guest accommodation, laundry room, and beautifully maintained park like grounds with pond and seating areas to enjoy throughout the year.

Delves House is ideally situated in the centre of Ringmer, directly opposite the Village Green and within a short level walk of the village shops, bakery, café, pharmacy, doctors surgery and regular bus routes. Ringmer continues to be one of the area's most desirable villages for retirement living, offering a wonderful balance of community spirit, convenience and countryside surroundings, whilst Lewes town centre and mainline railway station remain just a short distance away.

























Living Room
14'4" x 11'5" (4.37m x 3.48m)

Kitchen
11'7" x 6'9" (3.53m x 2.06m)

Bedroom One
10'8" x 8'8" (3.25m x 2.64m)

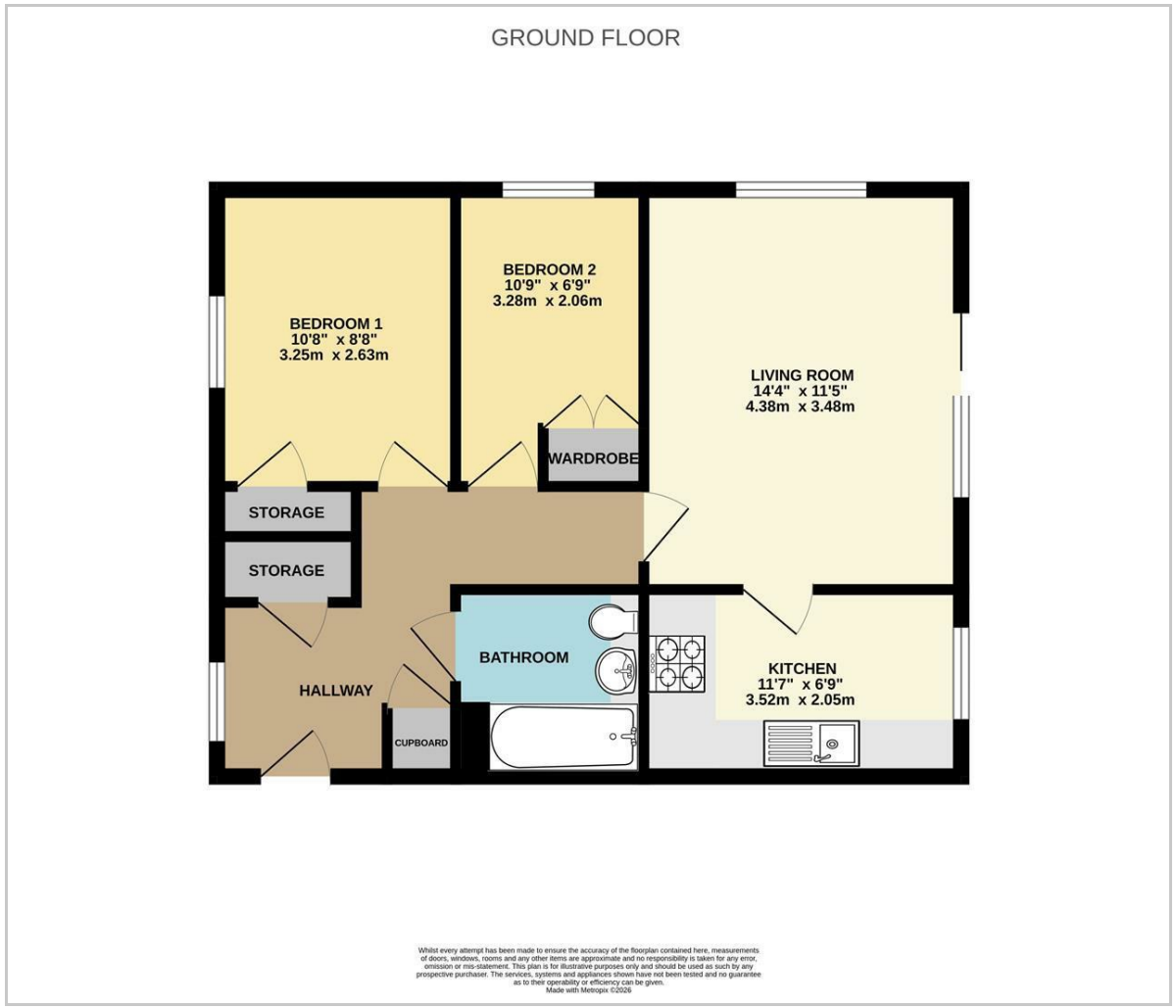
Bedroom Two
10'9" x 6'9" (3.28m x 2.06m)

Bathroom

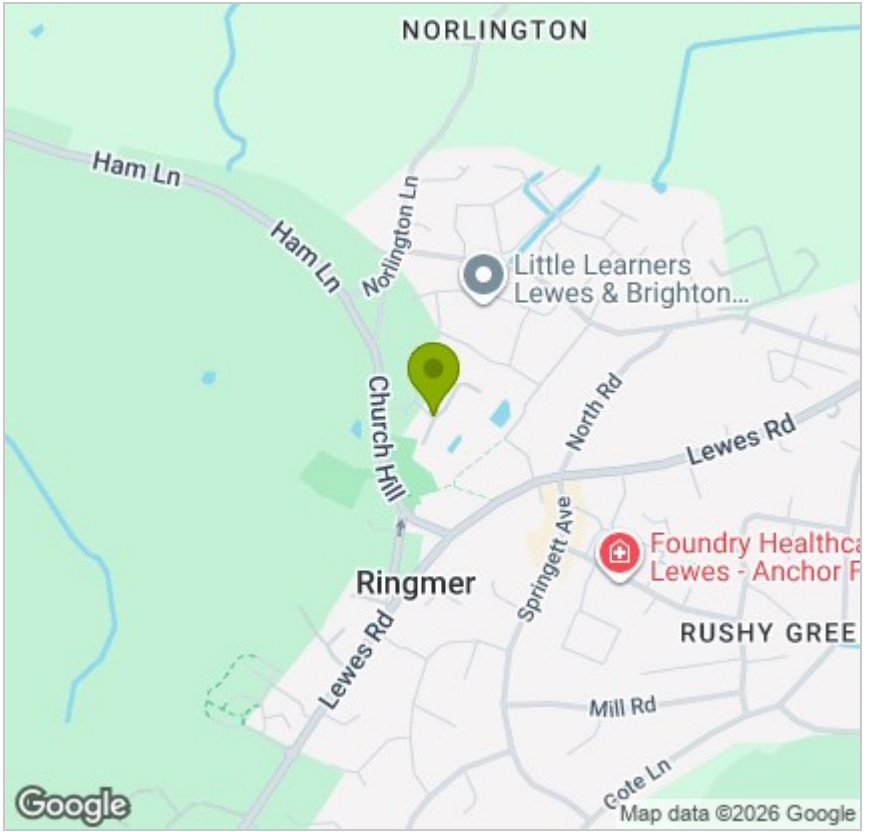
Council Tax Band C - £2,449.93 Per Annum

Awaiting Probate

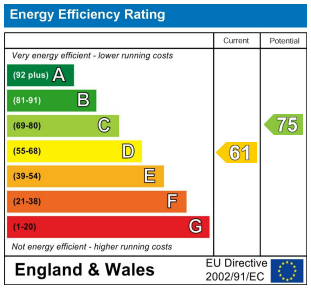
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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