

BISHOPS LANE

Ringmer, East Sussex BN8 5LD

2 bedroom home with private garden and parking for **Shared Ownership**

AVAILABLE TO RESERVE OFF PLAN



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Stonewater at Bishops Lane, Ringmer, presents 17 **two and three bedroom houses for shared ownership**. The homes have been built by Thakeham, a prestige developer which has worked previously with Stonewater on a number of projects in the South East.

All of the properties on the development are traditionally built using a timber frame, and each comes with two allocated, off-road parking spaces. Internally each has a useful downstairs cloak room with WC and hand basin, and is being marketed with carpets and flooring fitted throughout. Outside, the development will benefit from a fully equipped children's play area.

Sustainability has been key to the design of the development. All homes will benefit from a high energy-efficient rating, an electric vehicle charging point, an air source heat pump and thermally efficient windows and doors. Additional high-efficiency solar PV panels on the roof will unlock zero carbon emissions for homes on the development.

Ringmer is a large village in East Sussex, three miles from Lewes. There is a village green by the parish church, surrounded by cottages and there are also local shops, places to eat, a GP's Surgery, a pharmacy, and a dentist. The village has a strong sense of community with various local events and activities on offer all year round.

Ringmer is a family friendly village with excellent schools. King's Academy is a secondary school for students aged 11-16, and is a popular school with a good reputation, rated 'Outstanding' by Ofsted. Ringmer Primary & Nursery School, for students aged 2-11, is rated 'Good'.

The development offers easy access to the countryside with an abundance of local beauty spots. Malling Down Nature Reserve is just over a mile from the site, and there are lots of cycle paths which are easily accessible from the village.

Ringmer also offers easy access to the A26 main trunk route and there are two nearby railway stations at Lewes and Cooksbridge. From Lewes Brighton is 17 minutes away by train and Clapham junction is an hour away. For travel further afield, Gatwick airport is approximately 45 minutes' drive away.



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|------------------------------------|-----------|---------------------------------|------------|
| • King's Academy | 0.4 miles | • Cooksbridge | 5.7 miles |
| • Ringmer Primary & Nursery School | 0.5 miles | • Brighton | 10.4 miles |
| • Malling Down Nature Reserve | 1.6 miles | • Haywards Heath | 14.2 miles |
| • Lewes | 3.4 miles | • Gatwick International Airport | 29.8 miles |

SITE PLAN



PLOT 9

17 Thistle Lane, Ringmer, East Sussex BN8 5GN



Please note that the above computer generated image is representative of the house type and not the specified plot as some details may vary.

2 bedroom semi-detached house

Driveway parking
Turfed garden

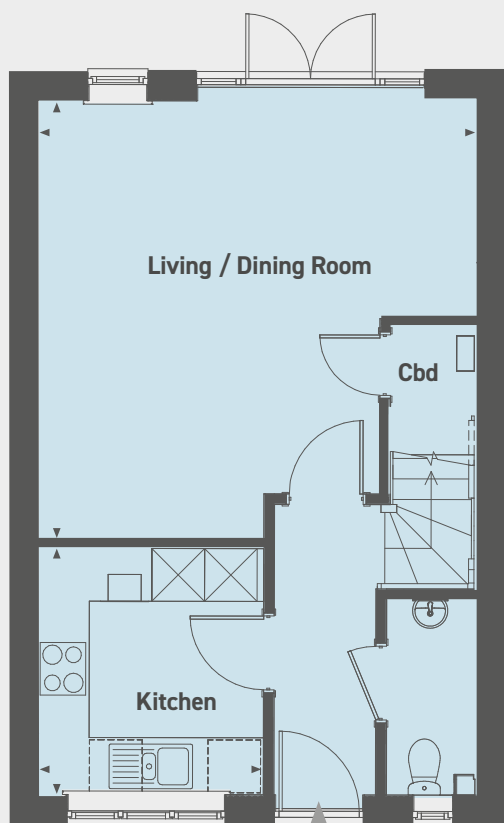
£154,000 for a 40% share

Open Market Value: **£385,000**

Monthly Rent: **£529.37**

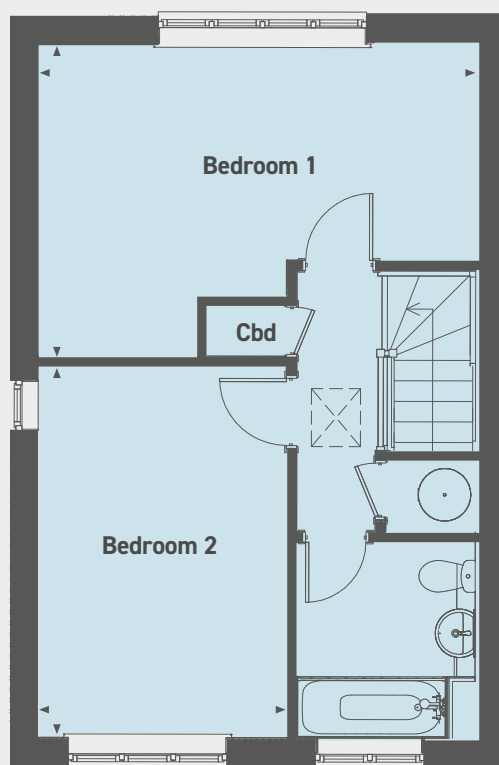
Service Charge: **£81.37**

Ground floor



Entrance

First floor



Ground floor

Living / Dining Room
5.06m x 5.00m (16'6" x 16'4")

Kitchen
2.80m x 2.58m (9'1" x 8'4")

First floor

Bedroom 1
5.06m x 3.58m (16'6" x 11'7")

Bedroom 2
4.25m x 2.85m (13'9" x 9'3")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

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