



£500,000-£525,000 guide price

5 Little Paddock, Ringmer, East Sussex, BN8 5PU

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## Overview...

We are pleased to market for sale this extended and improved semi-detached home in the heart of the village of Ringmer.

Occupying a desirable corner plot, the property is located at the end of a seldom used cul de sac and boasts a particularly private and generously sized Southerly facing garden.

The property benefits from an L Shaped Sitting Room / Dining Room with bi-fold doors to the garden, a Modern Kitchen Breakfast Room with views to all four aspects and a desirable wine store. There is a Modern Shower Room and a Ground Floor Bedroom.

Upstairs there is a generous double Bedroom with EnSuite Shower Room and a further fully decorated and centrally heated Loft Room.

Outside we find a brick built Garage with adjoining Workshop, a Driveway providing off street parking to the front and side of the property and a Southerly Facing Garden.





# The property...

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## ACCOMMODATION

**Entrance Hall-** Oak wood floors, painted panelled doors to principal rooms, understairs storage cupboard, stairs with handrail and balustrade to first floor.

**Sitting Room/Dining Room-** Formerly two rooms and now a generously sized L-Shaped Reception Room featuring bi-fold doors to the rear garden and also views to the front. Brick built fireplace and wall mounted lights.

**Kitchen Breakfast Room-** Modern fitted kitchen finished in an exposed wood design complimented by granite stone worksurfaces and a tiled floor. The kitchen offers an excellent selection of cupboards and drawers and provides space for appliances. Floor mounted oak doors open to reveal a wine store. Boasting windows to all four aspects with views primarily over the delightful rear garden. Door to the side opening to the drive and double doors open to the rear garden.

**Ground Floor Bedroom-** A generous double bedroom with dual aspect views over the front garden and along the street.

**Ground Floor Shower Room-** A modern suite comprising of a shower enclosure with fixed glass screen, wc and wash hand basin. Modern tiled walls and floor. Pair of windows to the side.

**First Floor Landing-** Wooden hand rail and balustrade over stairs. Linen cupboard, doors to principal rooms, door to walk in loft.

**Loft Room-** A fully decorated and heated room with window to the front and roof window to the side.







## *Property and Outside...*

**Bedroom-** A generous double bedroom with window to the front and elevated views along the road. Eaves storage cupboard. Door to;

**EnSuite Shower Room-** A modern shower room with suite comprising of a shower enclosure, with glass screen door, wc and wash hand basin, tiled walls and surrounds, heated towel rail and roof window to the rear.

**Garage and Workshop** - Brick built with garage door to the front, power points and light. Opening to Workshop with window and pedestrian door to the side, power points and light.

**Driveway-** Providing ample off street parking to the front and side of the property.

**Garden-** A delightful garden of a desirable Southerly aspect and occupying a sought after corner plot. The garden feels particularly private and is mostly laid to lawn and enclosed by fenced boundaries, the garden features a mature specimen tree, timber built sheds and a decked terrace to enjoy alfresco dining and entertaining. Gated access to the side.







## Location...

**Little Paddock** is a cul de sac comprising of just a handful of semi-detached bungalows and chalet bungalows. The road benefits from being a short walk to bus stops and just a 4 minute walk to the village centre and parade of shops. (source Google Maps).

**Ringmer** - Considered to be one of the largest villages in East Sussex; has a great sense of community and plenty to offer those who want to take part, yet peaceful enough to enjoy the more rural surroundings, for those that prefer the quieter village lifestyle.

The village boasts both a primary and a secondary school.

In the heart of the village lies a parade of shops, as well as a Morrisons "Daily" housing a Post Office. Life in Ringmer is reassured with the benefits of a Health Centre and pharmacy. Socially, the village has 2 popular public houses and many sports and leisure clubs.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Eastbourne and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

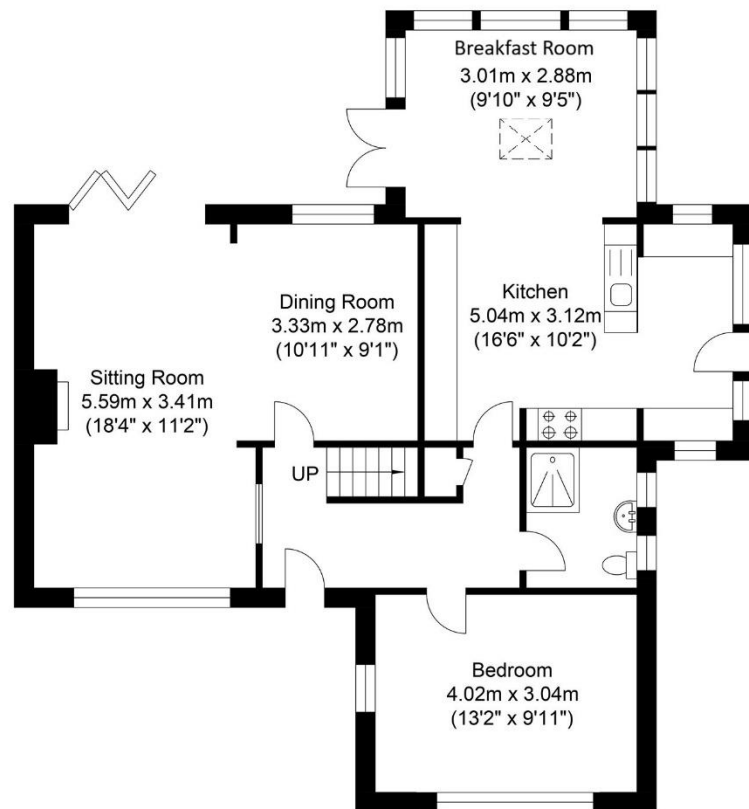
Tenure - Freehold

Gas central Heating - Double Glazing.

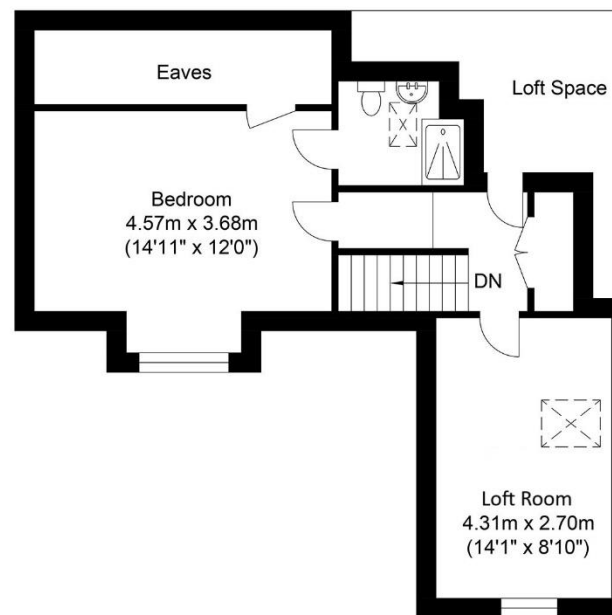
EPC Rating - D

Council Tax Band - D

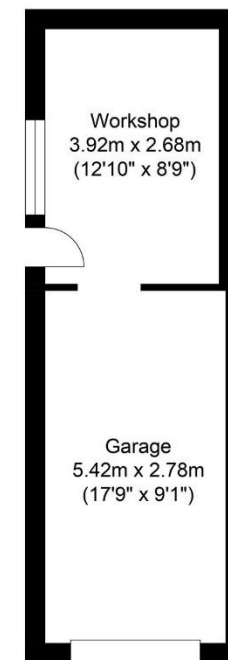




Ground Floor  
Approximate Floor Area  
860.46 sq ft  
(79.94 sq m)



First Floor  
Approximate Floor Area  
460.37 sq ft  
(42.77 sq m)



Outbuilding  
Approximate Floor Area  
278.13 sq ft  
(25.84 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 122.71 sq m / 1320.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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