



£450,000 - £475,000 guide price

44 Mill Road, Ringmer, East Sussex, BN8 5HZ

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Overview...

A great opportunity to purchase this wonderful, extended and modernised home situated in a popular road in the heart of the village of Ringmer.

The 1,329 sq ft home has been extremely well updated and extended circa 2021, to suite modern living. The improvements include the addition of Solar Panels with battery storage, helping to dramatically reduce the running costs of this extremely well presented home.

The 3 Double Bedroom property boasts a modern interior throughout with 2 Modern Bathrooms. The ground floor accommodation is mostly open plan with a modern Kitchen Breakfast Room, Through Sitting Room and a modern extension with vaulted ceiling, providing a Dining Space or further Reception Space.

Outside there is an impressive garden which is both private and of a generous size, featuring a paved terrace and Garden Studio suitable as a home office.

There is also a Driveway providing off street parking and also a Garage.

Viewings Highly Recommended



The property...

ENTRANCE HALL- A generously sized entrance hall with modern front door, stairs to first floor landing, and oak panelled doors to principal rooms. Window to the side and generously sized, walk in store cupboard also housing the battery storage for the PV panels and capacity to add an Electric Vehicle charger if desired.

CLOAKROOM- Modern white suite comprising of a wc and wash hand basin.

OPEN PLAN LIVING, KITCHEN, DINING- Measuring a generous 25ft x 15ft

SITTING ROOM- Boasting a fireplace with woodburning stove and bressummer beam above. The reception room benefits from dual aspect light and enjoys views over the front. Understairs cupboard. The Sitting Room is open plan to;

KITCHEN/BREAKFAST ROOM- A modern kitchen breakfast room finished in a gloss white and complimented by solid wood worksurfaces. The gorgeous kitchen comprises of an extensive range of cupboards and drawers and cleverly incorporates a breakfast bar into the design. Modern tri-fold doors open to;

DINING ROOM- A modern addition filled with an abundance of natural light with modern roof window and floor to ceiling windows either side of double sliding doors which lead into the garden. further glazed door and window to the side.

FIRST FLOOR LANDING- Oak panelled doors to principal rooms. Wooden hand rail and balustrade over stairs, window to the side.

BEDROOM 2- A generously sized double bedroom with fitted wardrobes and elevated views over the pretty rear garden.

BEDROOM 3- A generous double bedroom also with fitted wardrobe and elevated views to the front.

BATHROOM- A Modern bathroom suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. Modern heated towel rail and all complimented by timeless white tiled walls complimented by a polished grey tiled floor.





Property and Outside...

STUDY AREA- A useful study or homework area on the first floor landing with window to the front and stairs continuing to the second floor.

SECOND FLOOR LANDING- Oak panelled door to;

BEDROOM 1- A generous double bedroom with far reaching views to the rear and oak panelled doors to Walk in Wardrobe and EnSuite Shower Room.

WALK-IN-WARDROBE- A desirable addition to any home with fitted shelf and hanging rails.

EnSUITE- A Modern shower room with suite comprising of a shower enclosure, wc and wash hand basin, tiled surrounds and heated towel rail.

OUTSIDE

GARDEN STUDIO- A fantastic opportunity for a Home Office or Studio space, this modern timber built decorated Studio features dual aspect light with floor to ceiling windows making the most of the views across the garden.

GARAGE- Located enblock and accessed to the side of the neighbouring property.





Location...

DRIVEWAY - Brick laid and providing off street parking.

REAR GARDEN- A deceptively generous garden which has been landscaped for privacy with mature boundaries. There is a paved terrace adjacent to the property which wraps around the Dining Room to two sides. This in leads onto an area of lawn with established borders full of colourful plants and shrubs, and fruit trees, a pathway continues to the end of the garden where we find a Garden Studio.

Mill Road is a popular road located in the heart of the village of Ringmer benefitting from an easy and relatively level walk to the parade of shops.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy, a coffee shop and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.

Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

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

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

Tenure - Freehold

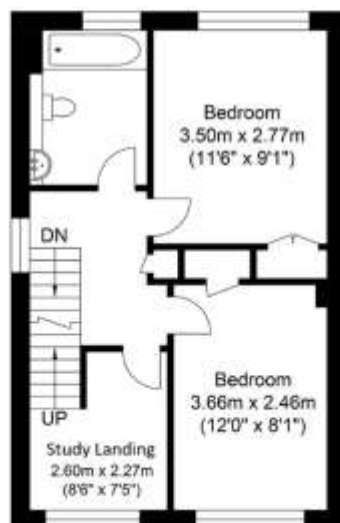
Solar PV with battery storage, generating electricity -
Gas Central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - D



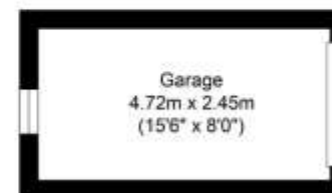
Ground Floor
Approximate Floor Area
685.76 sq ft
(63.71 sq m)



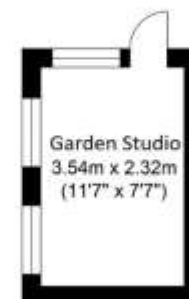
First Floor
Approximate Floor Area
401.81 sq ft
(37.33 sq m)



Second Floor
Approximate Floor Area
241.75 sq ft
(22.46 sq m)



Garage
Approximate Floor Area
123.78 sq ft
(11.50 sq m)



Outbuilding
Approximate Floor Area
88.26 sq ft
(8.20 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 123.50 sq m / 1329.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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