



£400,000 – £425,000 guide price

3 Broyle Paddock, Ringmer, East Sussex, BN8 5NT

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this updated 3 Bedroom, Detached Bungalow, boasting a desirable Southerly Facing Garden.

The property features a modern interior having been updated by the current owners in recent times and now boasts a Modern Kitchen Breakfast Room and Bathroom.

Outside there is ample off street parking and a Garage.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- Front door and white painted panelled door to;

KITCHEN/BREAKFAST ROOM- A modern fitted kitchen finished in a light grey colour and complimented by metro style tiled splashbacks. The kitchen comprises of an excellent selection of cupboards and drawers. The dual aspect kitchen provides space for a breakfast table and chairs with views to the front. A door opens to lead to the garden and a further doorway opens to;

INTERNAL HALL- Modern white painted panelled doors to principal rooms.

SITTING ROOM- Measuring a generous 18ft and dual aspect light from the front and side with views to the front and a glazed door providing access to the garden.

BATHROOM- Modern bathroom suite comprising of a tear shaped bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. The bathroom is complimented by modern darker and lighter tones of grey and features a pair of double glazed windows.

BEDROOM 1- Measuring a generous 13ft and benefiting from fitted wardrobes. The double bedroom enjoys views over the rear garden.

BEDROOM 2- Another double bedroom with views over the Southerly facing garden.

BEDROOM 3- Currently presented as a home office but otherwise a perfectly comfortable bedroom enjoying views to the side over the garden.





Outside...

DRIVEWAY- Brick laid and providing off street parking for numerous vehicles.

GARAGE- Garage door to the front, window and pedestrian door to the rear, opening to the rear garden. The garage features power points and light.

GARDEN- A noticeable private garden of a desirable Southerly Aspect. The garden is mostly level and wraps around the property to three sides. There is an area of lawn, raised vegetable beds and numerous seating areas to enjoy the peace tranquillity that the garden affords. Gated side access.



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Broyle Paddock is located in The Broyle area of Ringmer which boasts fantastic scenic walks across the local countryside, two children's playgrounds and a regular bus service offering direct access to the village centre but also onto Lewes and Brighton and Eastbourne in the other direction.

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 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.

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

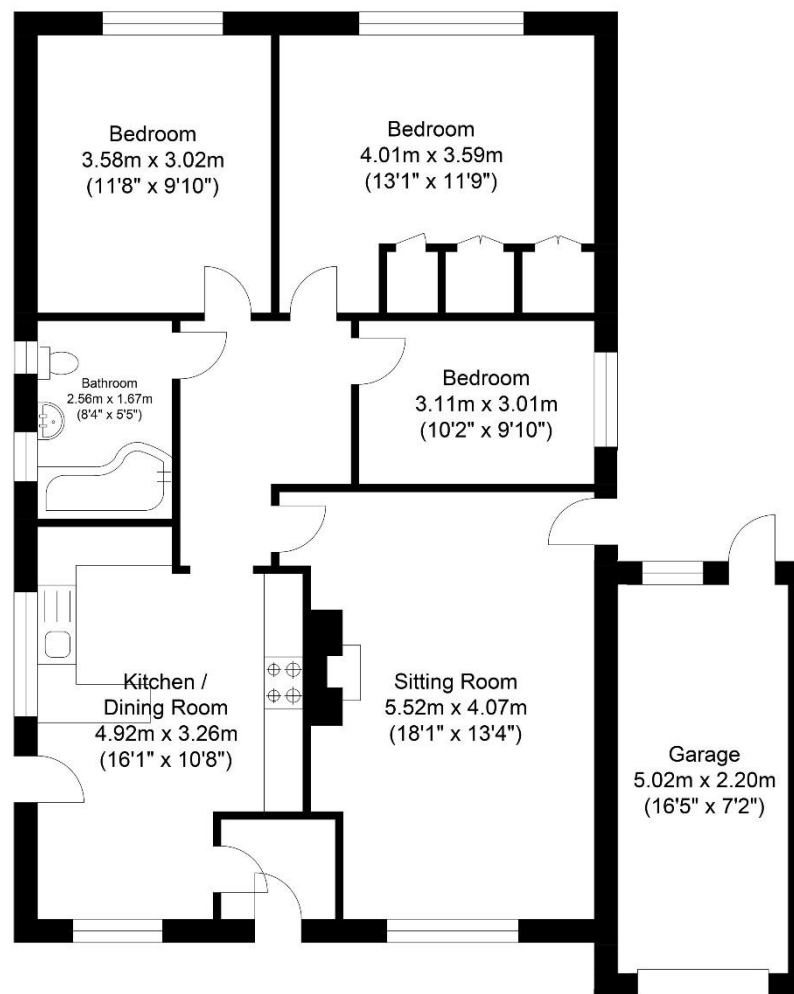


Tenure - Freehold

Gas Central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - TBC



Approximate Floor Area
883.82 sq ft
(82.11 sq m)

Approximate Gross Internal Area (Excluding Garage) = 82.11 sq m / 883.82 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947