



£700,000 - £720,000 Guide Price

The Elms, Ringmer, East Sussex, BN8 5EZ

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

A wonderfully bright and spacious, beautifully presented detached 4 bedroom property offered for sale in this sought after private no-through road.

This super home is offered in great order throughout and the predominantly south facing windows ensure that the property is flooded with natural light. Accommodation in brief includes a spacious entrance hall, wonderful triple aspect lounge/dining room, super refitted kitchen/breakfast room, utility room, cloakroom/W.C. and ground floor bedroom/study.

The first floor boasts two further generous double bedrooms, one with an ensuite shower room, a further bedroom and family bathroom.

Outside, the property is situated centrally on a generous plot with driveway parking to the front and a beautiful rear garden which is enclosed by an attractive brick wall. The garden is mainly laid to lawn with areas of paved patio and decking.

VIEWING RECOMMENDED



# The property...

---

## ACCOMMODATION

**Entrance Hall-** A spacious entrance hall with a turning staircase leading to the first floor, hall cupboard, front aspect double glazed window.

**Cloakroom/W.C.-** White fitted W.C., wash hand basin, part tiled walls, obscured double glazed window.

**Lounge/Dining Room-** A wonderful, bright and spacious triple aspect room benefitting from large south facing windows to the front, a further window to the side and large sliding patio doors opening into the rear garden. This super room boasts an attractive focal point with a stone fireplace housing an inset gas flame effect fire and plenty of room for a dining table with views over the garden, glazed double doors opening to-

**Kitchen/Breakfast Room-** Another light and airy room which is fitted with comprehensive range of "Shaker" style wall and base cupboards and matching quartz worktops, fitted 1.5 bowl sink and ceramic induction hob with concealed cooker hood over, glass splash panel, eye level oven with a warming drawer and microwave oven, integrated fridge/freezer and dishwasher, large window overlooking the rear garden and matching double doors opening onto the rear decking, attractive flooring and plenty of space for a breakfast table and chairs.

**Utility/Boot Room-** Ceramic sink with adjacent mixer tap and area of wood block worktop, space for washing machine, window overlooking the garden and glazed doors to the front and rear.

**Bedroom/Study-** Front aspect window.

**First Floor Landing-** Linnen cupboard, doors to all





## *Property...*

---

**Bedroom-** A wonderful bright and sunny room with large front aspect window, a built-in wardrobe, door to-

**Ensuite Shower-** Modern white suite with walk-in shower, glass surround and tiled walls, wash hand basin set in vanity unit with chromed mixer tap, low level W.C.

**Bedroom-** A super bright room with large south facing window and range of fitted wardrobes.

**Bedroom-** Front aspect window.

**Bathroom-** Modern white suite with panel enclosed bath, mixer tap and shower attachment, a bidet, glass shower screen and tiled walls, wash hand basin with chromed mixer tap set in a matching vanity unit, low level W.C., chromed heated towel rail, obscured window.

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





## Outside & Location...

**Front Garden-** Open aspect, mainly laid to lawn with block paved driveway leading to the garage, parking for 2 cars.

**Garage-** Remote controlled up and over door, power, rear aspect window and door opening into the rear garden.

**Rear Garden-** A wonderful sunny garden, enclosed by attractive walling and open to the South given the properties reduced height. The majority of the garden is laid to lawn with stocked and tended beds, there is an area of attractive paved patio with a garden shed which has power and vegetable plot. To the rear of the property is an area of timber decking, enclosed by a glass balustrade and there is gated side access.

### LOCATION

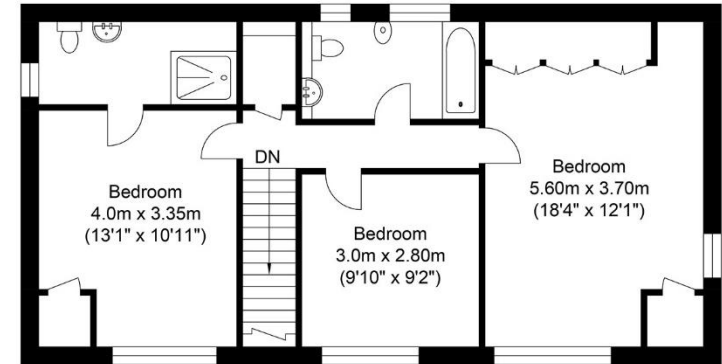
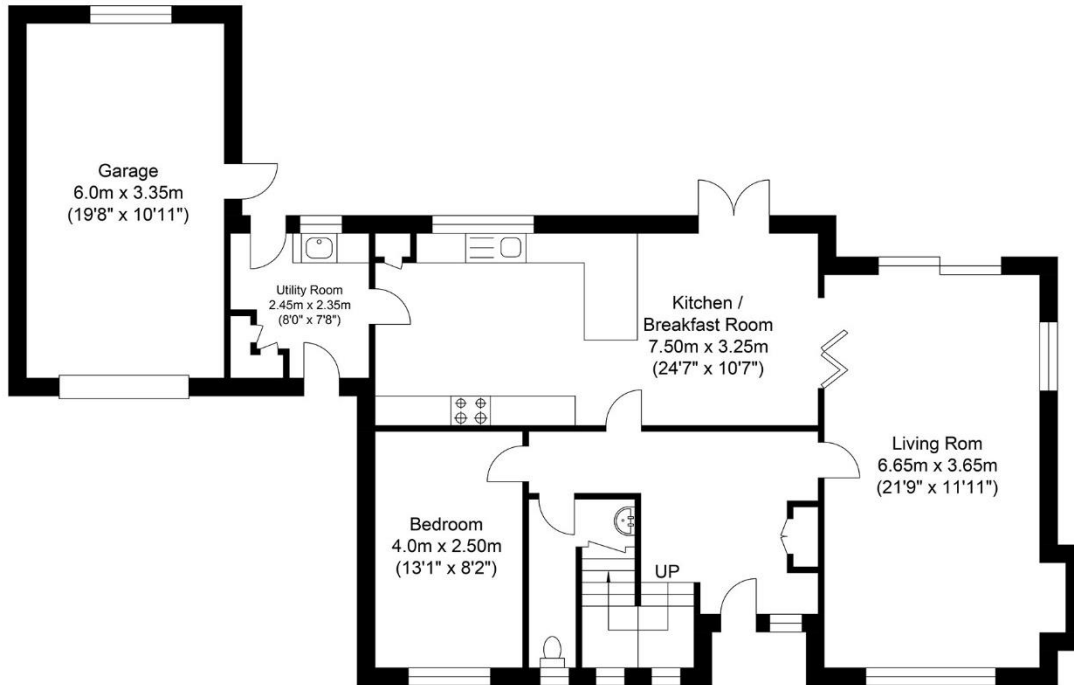
**The Elms** is a highly sought after private cul-de-sac of detached properties, popular for it's central location yet peaceful environment.

The village offers a parade of independent shops, including a butcher, café, bakery as well as a Morrisons which is also home to the village post office. Two popular pubs also serve the village.

The local schools include both primary and secondary and Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall where there is also a local library.

Tenure - Freehold  
Gas central Heating - Double Glazing.  
EPC Rating - D  
Council Tax Band - F





Ground Floor  
Approximate Floor Area  
1129.56 sq ft  
(104.94 sq m)

First Floor  
Approximate Floor Area  
666.07 sq ft  
(61.88 sq m)

Approximate Gross Internal Area (Including Garage) = 166.82 sq m / 1795.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://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