



£326,250 75% share in equity

10 The Orchards, Clayhill, Near Ringmer, East Sussex, BN8 5FR

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Overview...

The Property is Offered for Sale with a 75% Shared Equity, Valued at £326,250. The Full Purchase price is a Guide Price of £435,000 which will be available during your ownership and after the purchase of the 75% share has completed with land registry. Shared Equity differs from Shared Ownership and there is no rent payable for the outstanding 25% share. Instead, the Shared Equity Firm receive their funds from the expected increase in value once the remaining 25% share is purchased or the property is sold on. Owners are welcome to sell their 75% Share at anytime and can purchase the remaining 25% share, or any increment leading up to 25% at anytime during their ownership.

The 3 Bedroom property is immaculately presented and features a 26ft Through Sitting Room / Dining Room, Modern Kitchen, Gorgeous Garden Room, ground floor Cloakroom and Modern Bathroom. South Facing Landscaped Garden and 2 Parking Spaces

The property boasts an excellent EPC Rating of B.

Viewings are highly recommended.



The property...

ENTRANCE HALL- An inviting entrance hall with openings to the Through Sitting Room, and doors to the Kitchen and Ground Floor Cloakroom. Stairs with timber handrail and painted balustrade lead to the first floor.

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

THROUGH SITTING ROOM / DINING ROOM- Measuring an impressive 26ft the dual aspect room enjoys open views to the front and side. Double doors open to the Garden Room.

KITCHEN- A modern kitchen finished in a timeless white and complimented by stainless steel handles and grey coloured worksurfaces. The kitchen comprises of an excellent choice of cupboards and drawers and provides space for appliances.

GARDEN ROOM- A fantastic addition to the home, this modern extension boasts an uninterrupted view into the garden through floor to ceiling windows and sliding doors. Further windows to the side and a pair of roof windows set into the vaulted ceiling flood the room with an abundance of natural light.

FIRST FLOOR LANDING- Modern oak panelled doors to principal rooms and hand rail with painted balustrade over stairs. Linen cupboard.

BEDROOM 1 - A generous double bedroom with fitted wardrobes and far reaching views to the front.

BEDROOM 2 - Another generous double bedroom with elevated views over the garden and countryside beyond.

BEDROOM 3- Generously sized for a third bedroom and enjoying views to the local countryside.





Property and Outside...

BATHROOM- A modern bathroom suite comprising of a bath with shower over and glass screen door, wc and wash hand basin. Modern tiled surrounds and heated towel rail, window to the front.



OUTSIDE

REAR GARDEN- A private landscaped garden which backs onto open fields. The Southerly Facing garden has been landscaped to create a paved terrace formed from Indian sandstone which leads onto an area of astro turf. The garden is enclosed by modern fenced boundaries and benefits from gated side access.

PARKING- 2 Allocated Parking Spaces, located in front of the property.



Location...

The Orchards, is a boutique development comprising of a small number of detached and semi detached homes. Constructed circa 2020 this pretty development is conveniently located between Lewes, Uckfield and Ringmer.

The development boasts immediate access to countryside walks and is within easy reach of the picturesque Barcombe Mills with its pretty weir.

Across the road is a modern Nisa convenience store which is extremely well stocked and just outside the development are two bus stops offering regular services to Uckfield and Tunbridge Wells to the North and Lewes and Brighton to the South.

The property falls into the parish of Ringmer which boasts, a nursery school, primary school and secondary school. The village is considered to be the largest in the East Sussex featuring a parade of shops, a modern doctors surgery and pharmacy, a Morrisons Local, a butchers, a bakers and a selection of eateries to name a few.

Ringmer is proud to host a number of sports clubs including cricket, football, stoolball and bowls amongst others.

Tenure - Freehold

Electric Air source heat pump heating with under floor heating to the ground floor and radiators to the first floor - Modern Double Glazed Sash Windows - Private waste water treatment plant.

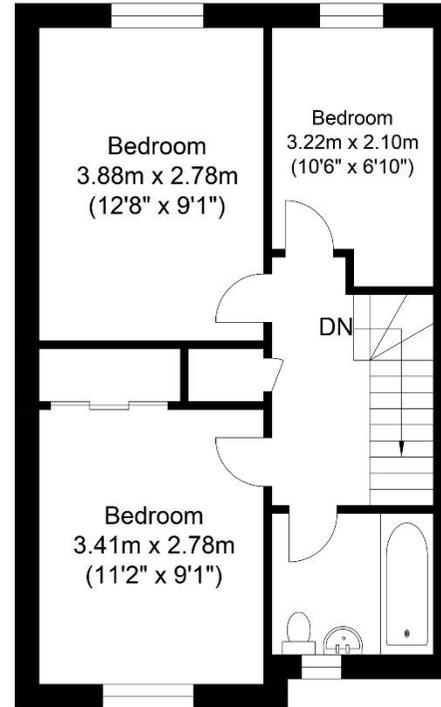
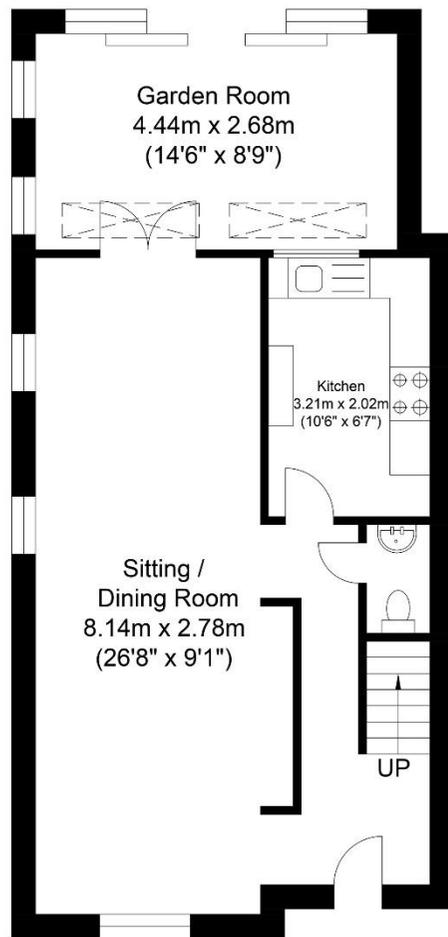
Residents Association Charge - £369.86 per annum

New Build Warranty - approximately 5 years remaining

EPC Rating - B

Council Tax Band - D





Ground Floor
Approximate Floor Area
558.96 sq ft
(51.93 sq m)

First Floor
Approximate Floor Area
423.66 sq ft
(39.36 sq m)

Approximate Gross Internal Area = 91.29 sq m / 982.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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