



£1,000,000 o.i.e.o.

Greenways, The Broyle, Shortgate, Lewes, East Sussex, BN8 6PH

**MANSELL
McTAGGART**
Trusted since 1947

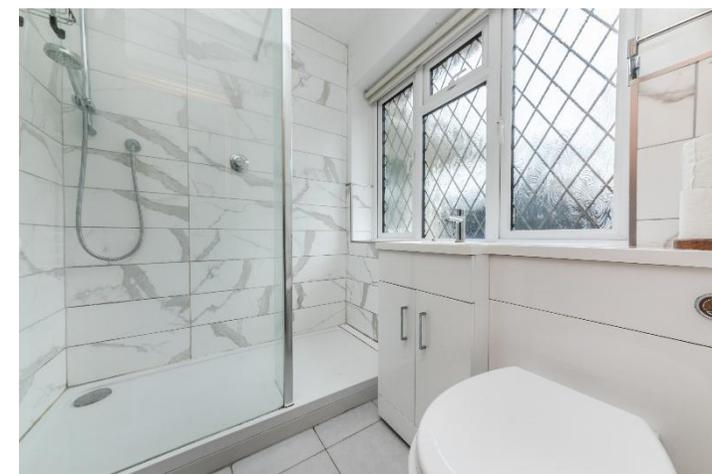
Overview...

Greenways is a super property accessed via electric gates with numerous outbuildings set on a particularly generous plot backing onto open fields. This spacious 4 bedroom detached bungalow is located away from the main road with the Sussex countryside on your doorstep and offers versatile accommodation offering annexe potential with its own entrance.

Inside the home you will find a spacious sitting room with generous concealed storage, log burner and corner bay window overlooking the garden. There is a generously sized conservatory with room for a dining table, modern kitchen opening onto a convenient boot/utility room and further living room with direct access to rear garden. This side of the property is arranged over two floors with a bedroom, bathroom, living room and first floor with a further bedroom and walk-in kids bedroom (restricted headroom).

Outside, there are multiple outbuildings arranged as a workshop, garaging and garden studios.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, with doors to principal rooms

SITTING ROOM- A great size room measuring 6.41m x 3.34m with a large corner bay window providing floods of natural light. Feature fireplace with white frame encasing a cast iron dual fuel burner, built in cupboards and double-glazed bifold doors to

CONSERVATORY- A brilliant size, triple aspect room measuring a great 3.42m x 5.81m. Door providing direct access to rear garden

BATHROOM- Walk-in shower with tiled surround and glass screen, wash hand basin with mixer tap and cupboard below, low-level W.C., obscured window

KITCHEN- A modern fitted kitchen comprising matte shaker style wall and base units with contrasting wooden worktops. Tiled surround and ceramic Butler sink with stainless steel mixer tap and rear aspect double-glazed window above overlooking the rear garden. Double eye-level oven, 4 ring ceramic hob, laminate flooring. Integrated dishwasher and space for American style fridge freezer

UTILITY- Shaker style wall units with stainless steel sink and mixer tap. Dual aspect with side and rear aspect windows, door providing direct access to rear garden

SITTING ROOM- A generously sized room measuring 4.44m x 6.08m with double glazed, rear aspect double doors opening directly onto the rear garden. Feature cast dual fuel burner and stairs to first floor

BEDROOM- A great size double bedroom boasting a front aspect bay window overlooking the front of the property



The property...

BEDROOM- A spacious double room measuring 3.38m x 4.81m, with side windows overlooking the side of the property and the range of plants and flowers and outbuildings

BATHROOM- Fitted suite comprising a walk-in shower with hand wash basin and wc

Through a side entrance to the property, which used to be the main entrance is an enclosed, dual aspect porch with door to a storage cupboard and door to master bedroom with en suite bathroom

BEDROOM- A great size double bedroom with double-glazed window overlooking the front of the property and door to-

BATHROOM- Walk-in shower with glass screen, tiled walls and flooring, pedestal wash hand basin, W.C. and chrome heated towel rail

FIRST FLOOR- A great size, dual aspect space, with large side and rear aspect windows, overlooking the gardens of the property and further far-reaching views over the Sussex countryside, also providing floods of natural light. The space is ideal for a large for hobbies and creative pursuits, storage or has the potential to be converted into large bedroom with walk in wardrobe. Two skylights adding further with natural light and door to-

BATHROOM- Walk in shower with tiled surround and glass enclosed, wash hand basin with mixer tap and low-level W.C.

BEDROOM- Through a walkway to a double bedroom with slightly lower head height, skylights giving natural light





Outside...

This property sits on a particularly generous plot, and boasts 7 outbuildings. All have power and light and most are alarmed and insulated. These buildings offer the perfect opportunity for running a wide range of businesses or pursuing hobbies with potential for future development stp.

Further to these buildings is a large sunny, South facing rear garden mainly laid to lawn with mature trees, plants and flowerbeds. There is a good size fishpond adjacent to the generous paved patio and the rear of the pretty garden overlooks open countryside.

The front of the property is gated from the main road and provides parking for numerous vehicles with plenty of space to use for a variety of uses. It is mainly block paved but has areas with trees and further planting.

Tenure- freehold

Oil Fired Central heating
Double Glazing.
EPC Rating - TBC
Council Tax Band - F





Location...

Greenways is great property located just beyond The Broyle which links the villages of Ringmer and Laughton and offers immediate access to wonderful walks across the local countryside.

Ringmer is considered to be one of the largest villages in East Sussex, boasting a nursery, and both primary and secondary schools and an excellent, late running bus service to Lewes, Brighton and Eastbourne. Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics, to yoga or even the local history club. **Nearby Lewes** offers further options including golf, rugby, tennis, swimming, cycling and athletics to name a few. Lewes also has a wide selection of shops, cafes and restaurants and boasts mainline rail services to London and Gatwick.



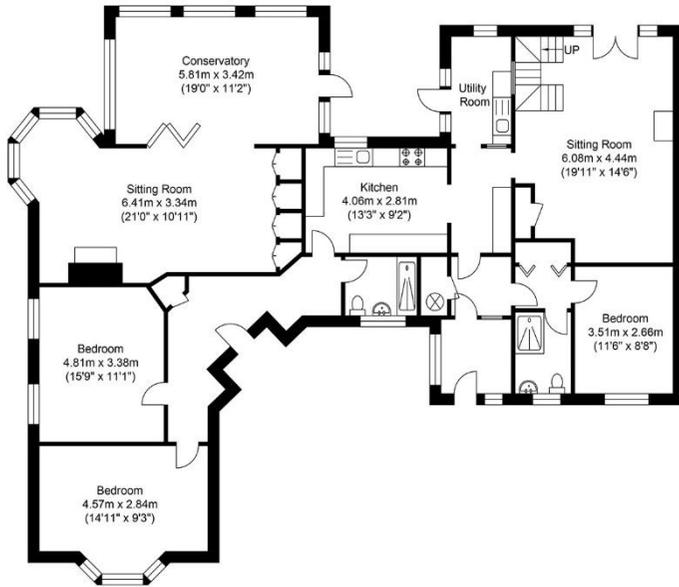


Enquiries...

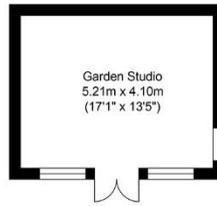
For an appointment to view or any further enquiries, please contact our Ringmer office on-

01273 407929 or

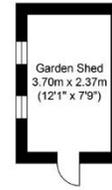
ringmer@mansellmctaggart.co.uk



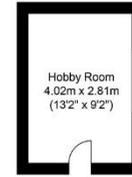
Ground Floor
Approximate Floor Area
1734.38 sq ft
(161.13 sq m)



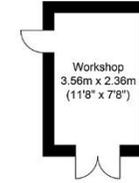
Garden Studio
5.21m x 4.10m
(17'1" x 13'5")
Outbuilding
Approximate Floor Area
229.91 sq ft
(21.36 sq m)



Garden Shed
3.70m x 2.37m
(12'1" x 7'9")
Outbuilding
Approximate Floor Ar
90.41 sq ft
(8.40 sq m)



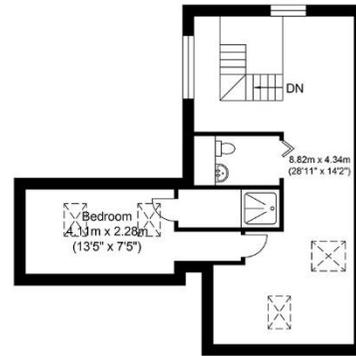
Hobby Room
4.02m x 2.81m
(13'2" x 9'2")
Outbuilding
Approximate Floor Area
121.63 sq ft
(11.30 sq m)



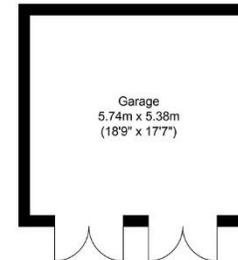
Workshop
3.56m x 2.36m
(11'8" x 7'8")
Outbuilding
Approximate Floor Area
90.41 sq ft
(8.40 sq m)



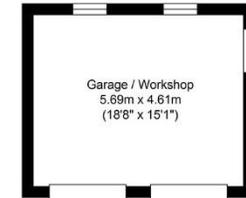
Workshop
4.81m x 2.88m
(15'9" x 9'5")
Outbuilding
Approximate Floor Area
149.08 sq ft
(13.85 sq m)



First Floor
Approximate Floor Area
509.56 sq ft
(47.34 sq m)



Garage
5.74m x 5.38m
(18'9" x 17'7")
Approximate Floor Area
332.38 sq ft
(30.88 sq m)



Garage / Workshop
5.69m x 4.61m
(18'8" x 15'1")
Approximate Floor Area
282.33 sq ft
(26.23 sq m)

Approximate Gross Internal Area (Excluding Garages / Outbuildings) = 208.47 sq m / 2243.95 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