



£325,000 guide price

81 Broyle Lane, Ringmer, East Sussex, BN8 5PF

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## Overview...

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A great opportunity to purchase this three-bedroom, end of terrace property, located on the Broyle estate—a much sought after area on the outskirts of the popular village of Ringmer.

The property's location boasts fast, direct access to the centre of Ringmer village and further to Lewes and Brighton via the regular bus service. It is also close to recreation grounds and scenic countryside walks.

The property offers spacious, family accommodation with the opportunity for modernisation. Inside boasts generously sized rooms with open plan living and a 3-year-old boiler. The ground floor also benefits from a fitted kitchen, lean-to conservatory and ground floor cloakroom.

Upstairs are three bedrooms, varying in sizes with a fitted family bathroom.

The outside of the property boasts a large front garden with opportunity to be converted into a driveway. The rear garden is generously sized and has a shed and further storage space.

VIEWING RECOMMENDED



## The property...

**ENTRANCE-** You are welcomed to an entrance lobby with a door to the cloakroom. Through to the entrance hall are the stairs to the first floor and a storage cupboard

**CLOAKROOM/W.C.-** Front aspect obscured window, wash hand basin with mixer tap and tiled backsplash and w.c.

**SITTING ROOM-** A great size room measuring 13'2ft x 11'2ft with expansive front aspect double-glazed windows overlooking the front of the property and thermostat. This space opens into-

**DINING ROOM-** Another good size room, with great rear aspect double glazed windows looking into the conservatory

**KITCHEN-** A fitted kitchen comprising shaker style wall and base units with complimenting worktops and tiled surround. Stainless steel sink with mixer tap with double glazed window above, built in cooker hood and space for cooker, washing machine and fridge freezer. With herringbone flooring and door to-

**CONSERVATORY-** A lean-to conservatory providing ample shelter for dining and socialising. Door to rear garden.

**FIRST FLOOR LANDING-** Airing cupboard, hatch to loft and doors to principal rooms

**BEDROOM-** A great size double room measuring 13'2ft x 9'2ft with built in wardrobe and a large front aspect double glazed window overlooking the front of the property and further over fields and the Sussex countryside

**BEDROOM-** A good size double bedroom with an expansive rear aspect double glazed window overlooking the rear garden and built in wardrobe





## *Property and Outside...*

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**BEDROOM-** A good size room with built in wardrobe and front aspect double glazed window with beautiful further views looking out over fields,

**BATHROOM-** A modern fitted family suite comprising a walk-in shower with stainless steel mixer tap, tiled surround and glass screen, wash hand basin with vanity units below, low-level W.C. and rear aspect double glazed window.

### **OUTSIDE**

**FRONT GARDEN-** A large area of laid to lawn with paved pathway to the front door and paved footway down the side of the property leading to gated rear access of the rear garden. There is free on street parking, with an opportunity to create a driveway for off street parking, stpp.

**REAR GARDEN-** A deceptively generous sized garden mainly laid to lawn, fence enclosed, bordered with a range of established flowerbeds and shrubs. A block paved patio in front of the property and door to storage space, from the patio a paved pathway leads down the middle to a shed.





## Location...

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**Broyle Lane** 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, 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, Tunbridge Wells and Eastbourne.

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

Tenure - Freehold

Gas warm air central heating

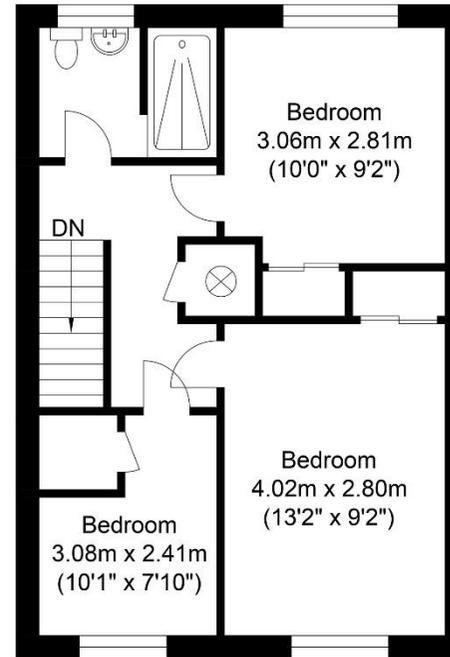
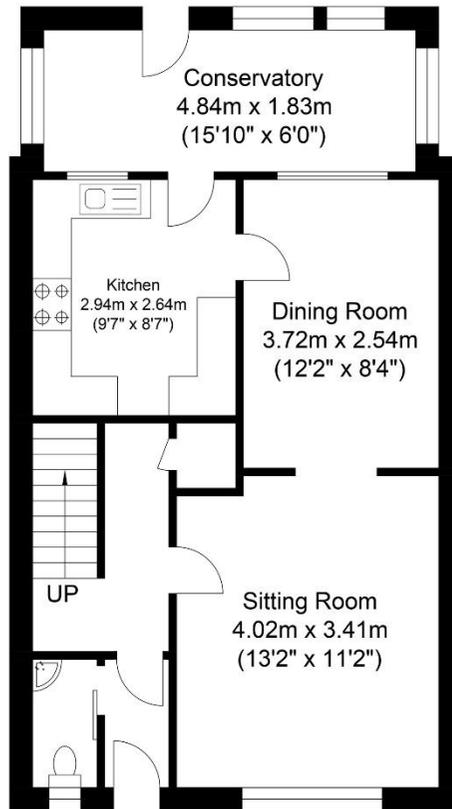
Double Glazing.

EPC Rating - TBC

Council Tax Band - C

Viewing recommended





Ground Floor  
Approximate Floor Area  
546.05 sq ft  
(50.73 sq m)

First Floor  
Approximate Floor Area  
445.62 sq ft  
(41.40 sq m)

Approximate Gross Internal Area = 92.13 sq m / 991.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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