



£325,000-£335,000 guide price

14 Broyle Close, Ringmer, East Sussex, BN8 5PL

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented three-bedroom family home, situated on the popular Broyle estate on the outskirts of the highly sought after Ringmer village.

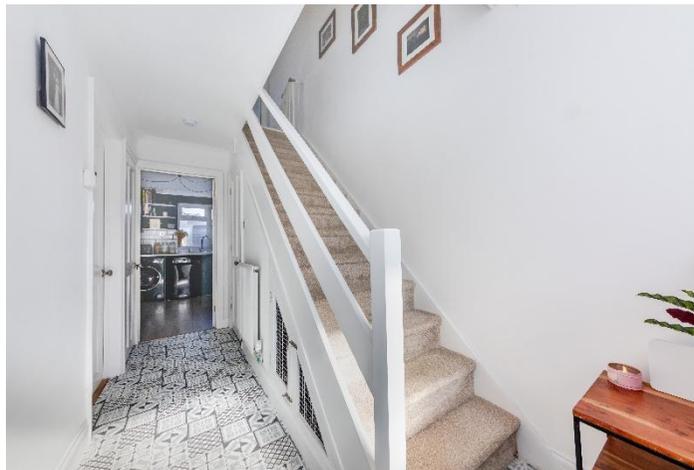
This property is close to scenic countryside walks and is nearby to local, highly acclaimed primary and secondary schools. There is also a regular bus service to higher education facilities.

Inside presents modern open-plan living with a front aspect living room and an open plan kitchen/dining room with direct access to the rear garden. There is also a ground floor cloakroom.

Upstairs are three bedrooms, varying in sizes with a modern family suite.

This property boasts a driveway providing off street parking and a generously sized rear garden with gated rear access.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, storage cupboard, front aspect double glazed window.

CLOAKROOM/W.C.- White low level W.C., wash hand basin with stylish black tiled splashback

SITTING ROOM- A great size front aspect room with an expansive double-glazed window flooding the room with natural light.

KITCHEN/DINING ROOM- Measuring 17'1ft x 11'7ft, this open plan space has laminate flooring with space for a dining table and double-glazed doors opening out providing direct access to the rear garden. The modern fitted kitchen comprises a range of flush fronted, matte wall and base units with complimenting white worktops and tiled surround. Ceramic sink with mixer tap and double-glazed window above overlooking the rear garden; 4 ring gas hob with integrated oven below. Space for fridge-freezer, dishwasher and washing machine.

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

BEDROOM- A great size double bedroom with rear aspect double glazed windows overlooking the rear garden

BEDROOM- A good size double bedroom with front aspect double glazed windows

BEDROOM - Double glazed front aspect window overlooking the front of the property

BATHROOM- A modern fitted bathroom comprising a panel enclosed bath with mixer tap and shower above, with glass screen and tiled surround. Pedestal hand wash basin with mixer tap, low-level W.C., chrome heated towel rail and obscured windows.





Outside...

FRONT GARDEN- Paved driveway and pedestrian path. With areas of laid to lawn, plants and shrubs.

REAR GARDEN- A deceptively generous garden with a blocked paved patio outside the property and a door to a storage space. A large area of laid to lawn with pedestrian pathway leading to gated rear access; an area of raised decking with a shed. Fence enclosed, lined along one side with beautiful trees.

PARKING- Driveway providing off street parking



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



Location...

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

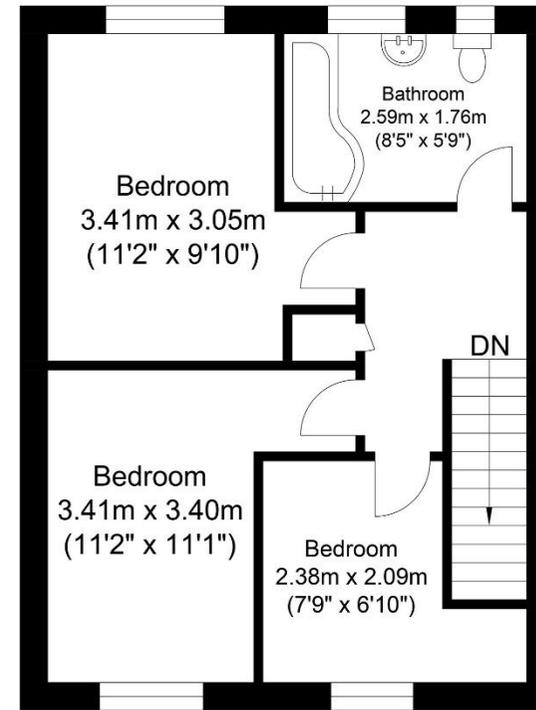
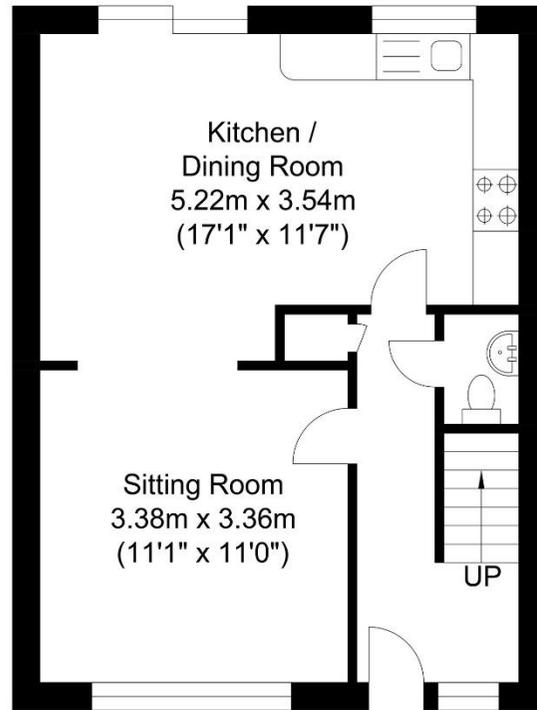
Gas central heating

Double Glazing.

EPC Rating - C

Council Tax Band - C





Ground Floor
Approximate Floor Area
394.71 sq ft
(36.67 sq m)

First Floor
Approximate Floor Area
394.71 sq ft
(36.67 sq m)

Approximate Gross Internal Area = 73.34 sq m / 789.42 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