



£450,000-£475,000 guide price

11 Hayes Close, Ringmer, East Sussex, BN8 5HN

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

A great opportunity to purchase this deceptively spacious extended three-bedroom, semi-detached family home situated in a sought after cul-de-sac within walking distance of the village centre, Doctors surgery, pharmacy and local primary school.

This 1,244 sq ft home features a spacious Kitchen/Breakfast room and a through Sitting Room/Dining Room measuring an enviable 23ft which in turn opens into generous conservatory. There is also a Ground Floor Cloakroom completing the ground floor accommodation.

Upstairs there are 3 generously sized Bedrooms each with fitted wardrobes and a modern family Bathroom.

Outside we find a generously sized rear garden, and a Garage with Driveway parking.

Whilst the property has already been extended, subject to the necessary permissions and consents we do feel there is further potential to extend to the side and or to complete a loft conversion as others have already done so in the street.



## The property...

---

**ENCLOSED PORCH-** Brick built porch with double glazed window to the front.

**ENTRANCE HALL-** Stairs to the first floor.

**CLOAKROOM/W.C.-** White low-level W.C., pedestal wash hand basin with tiled splash back and obscured window

**SITTING/DINING ROOM-** A light, spacious open plan room with natural light flooding in through the large front aspect double glazed window; gas fireplace with wooden frame. Rear aspect double glazed windows and door to conservatory.

**CONSERVATORY-** A double glazed conservatory with central heating and sliding double glazed door to garden

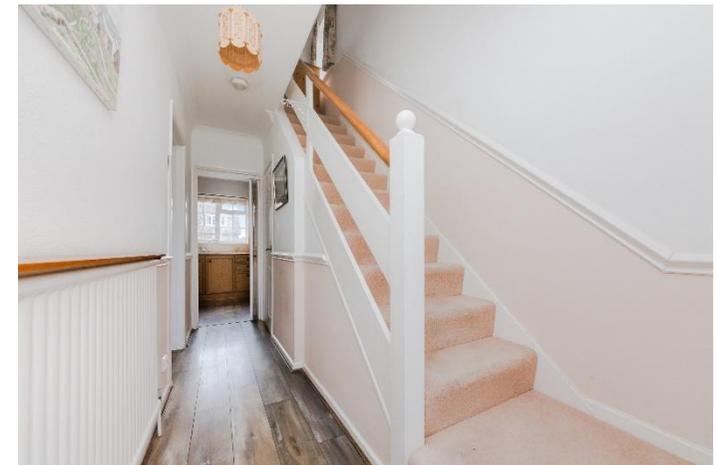
**KITCHEN-** Fitted with a range of wooden fronted wall and base units with matching worktops, 4 ring gas hob with cooker hood above and oven below, 1.5 bowl sink with mixer tap, double-glazed window overlooking the rear garden, integrated dishwasher.

**UTILITY ROOM-** Fitted range of matching wooden fronted units with space for fridge-freezer and washing machine. Rear aspect double-glazed window and door opening onto rear garden, door to garage, wall mounted central heating boiler.

**FIRST FLOOR LANDING-** Side aspect double glazed window, hatch to loft space.

**BEDROOM-** A super double room with rear aspect double glazed window, built-in wardrobe and cupboards.

**BEDROOM-** A good size double room with front aspect double glazed window and built in wardrobe, fitted wardrobes with sliding doors.





## *Property and Outside...*

---

**BEDROOM-** Front aspect double glazed window overlooking front of property

**BATHROOM-** Fitted with a modern white suite comprising a walk-in shower with a folding glass screen and panelled surround. Pedestal handwash basin with mixer tap, low-level W.C., obscured rear aspect window, heated towel rail.

### **OUTSIDE**

**FRONT GARDEN-** Open aspect with area of lawn and stocked flower bed, block paved driveway with parking for 2 cars.

**GARAGE-** Up and over door, power and light with door to utility room.

**REAR GARDEN-** A deceptively generous garden mostly paved patio with raised beds, summerhouse, fence enclosed and private side access.





## Location...

---

**Hayes Close** is a cul de sac located within easy walking distance of the centre of Ringmer which is just 2 miles East of the historic market town of Lewes.

**Ringmer** 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 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 and Tunbridge Wells.

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



Tenure - Freehold

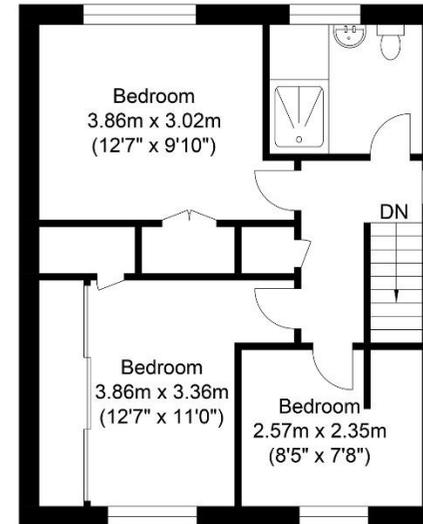
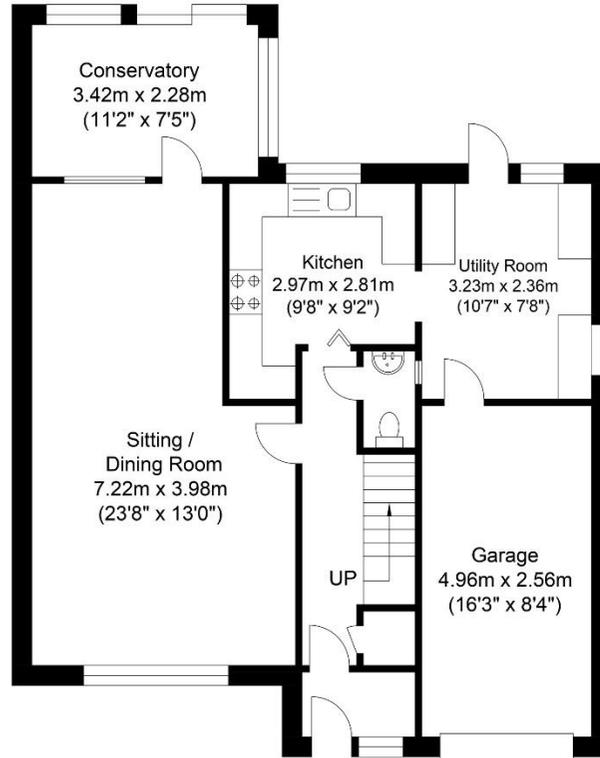
Gas central heating

Double Glazing.

EPC Rating - D

Council Tax Band - D

Viewing recommended



Ground Floor  
Approximate Floor Area  
794.59 sq ft  
(73.82 sq m)

First Floor  
Approximate Floor Area  
449.93 sq ft  
(41.80 sq m)

Approximate Gross Internal Area (Including Garage) = 115.62 sq m / 1244.52 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