



£425,000 o.i.e.o

West House, Broyle Lane, Ringmer, East Sussex, BN8 5PQ

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

We're very pleased to market for sale this great semi-detached three-bedroom family home, situated on the popular Broyle estate, located on the outskirts of the highly sought after village of Ringmer.

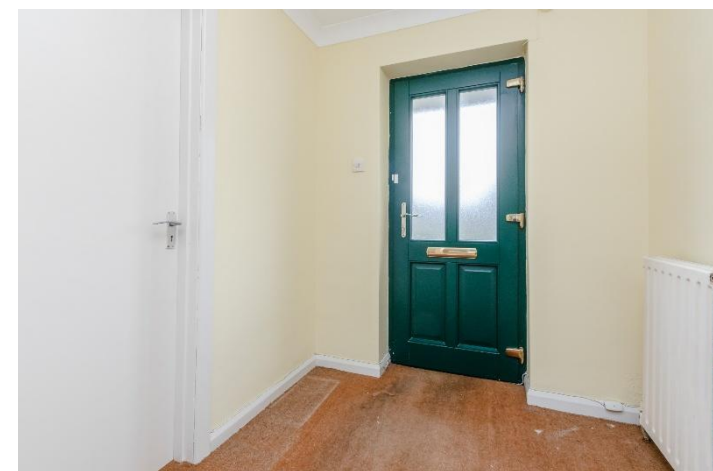
Near to highly acclaimed local primary and secondary schools, as well as picturesque countryside walks on your doorstep, this property perfectly blends convenience with tranquillity.

Inside, the property boasts a generous sitting room with feature fireplace, a modern fitted kitchen, both with access to the rear garden; a cloakroom completes the ground floor.

Upstairs, presents three bedrooms, varying sizes with the master bedroom boasting a front aspect bay window and fitted wardrobes, and a modern fitted family bathroom.

Outside, there's a generous rear garden overlooking fields and the Sussex countryside. At the front the property has a driveway providing off street parking and a garage with roller door

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- Composite front door to a generous hall with versatile storage cupboard one side and on the other side a door to-

CLOAKROOM/W.C.- Hand wash basin with mixer tap and tiled splash back, low-level wc and front aspect double glazed window

SITTING ROOM- A impressive sitting room, measuring 20'5ft x 12'5ft, with rear aspect double glazed windows and French doors opening directly onto the rear garden. Featuring a central fireplace with cast iron surround and hearth and stone mantel, on either side the walls are fitted with ample built in shelving. Stairs to first floor, door and hatch to-

KITCHEN- A fitted kitchen comprising flushed wall and base units with contrasting granite effect roll edge work surfaces, two bowl sink with mixer tap and expansive rear aspect double glazed window above looking over the rear garden and flooding the room with natural light. Space for a range style cooker, with integrated chimney style cooker hood above with tiled surround. Space for fridge freezer and washing machine. The workspace and storage is furthered round the corner featuring a side aspect double-glazed window and door providing direct access to the rear garden

FIRST FLOOR LANDING- Fitted storage shelves and cupboards, hatch to loft, side aspect double-glazed window and doors to principal rooms

BEDROOM 1- A generously sized double bedroom with built in shelving and cupboards, featuring an expansive front aspect double glazed, bay window overlooking the front of the property

BEDROOM 2- A sizeable double bedroom with built in wardrobe recess, with a rear aspect double glazed window with pretty, far-reaching views over the Sussex countryside





Property and Outside...

BEDROOM 3- A single bedroom with front aspect double glazed windows overlooking the front of the property

BATHROOM- A modern fitted suite comprising a panel enclosed bath with mixer tap, shower attachment above, metal assist handles and glass screen, wash hand basin with mixer tap and set in vanity unit below, rear aspect window and tiled walls and flooring. Separately is a low-level WC with rear aspect window.

OUTSIDE

FRONT GARDEN- A generous patch of well-maintained laid to lawn bordered by an established range of plants and flowers with ornate brick wall. Block paved pathway to the front door

REAR GARDEN- A deceptively generous garden extending around the property and to the rear where views over open fields can be seen. There are two areas of patio and the whole is enclosed by fencing and hedging with gated side access from the parking area. The garden is neatly arranged with a variety of plants, trees and flowerbeds.





Parking and Location...

PARKING- Paved driveway providing off street parking for 2 vehicles leading to a-

GARAGE- With space for a car or great storage space, manually operated roller door

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.

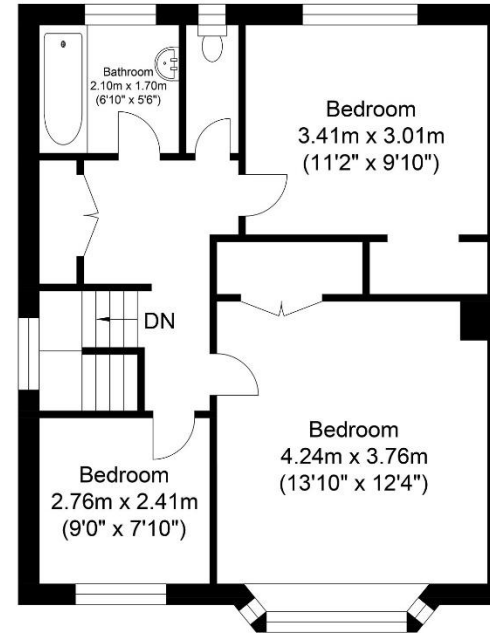
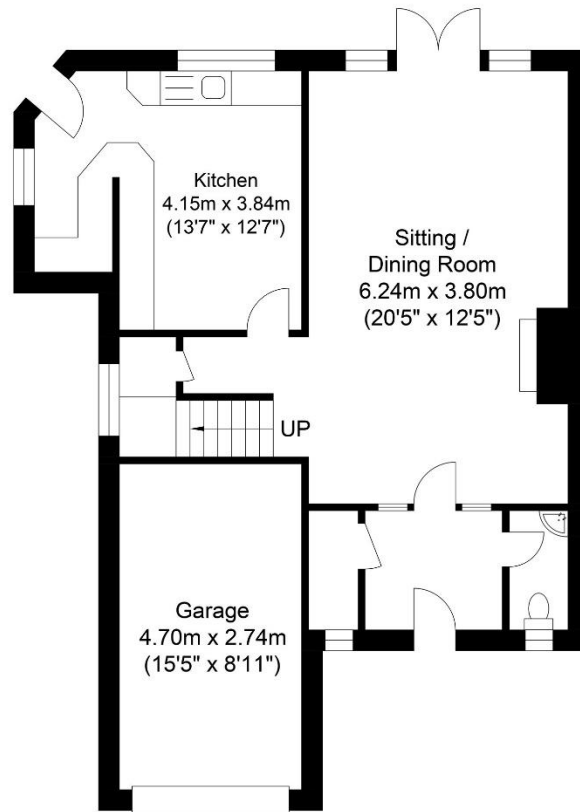
Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond. Regular bus services running until late at night, offer services to Lewes, Brighton, 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 - D
Council Tax Band - D

Viewing recommended





Ground Floor
Approximate Floor Area
661.98 sq ft
(61.50 sq m)

First Floor
Approximate Floor Area
560.90 sq ft
(52.11 sq m)

Approximate Gross Internal Area (Including Garage) = 113.61 sq m / 1222.88 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