



£700,000 offers in excess of
Belle Vue, The Broyle, Ringmer, East Sussex, BN8 6PH

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

We are proud to market this three-bedroom property, located along The Broyle, on the outskirts of the highly sought after Ringmer village.

This super property boasts spacious accommodation with opportunities for modernisation. The generous home offers a private, gated driveway providing ample off-street parking and a larger than average garage/workshop, with opportunities for creative endeavours or to become an annexe, stpp. Welcomed with lots of pretty, well-maintained greenery to a entrance hall with ground floor shower room and front, dual aspect living room.

This is furthered from a bright open plan sitting/dining room which opens directly into the rear garden. There's a fitted kitchen with prospects of updating, as well as a separate utility room and cloakroom.

On the first floor is the bathroom, with a separate toilet room, along with three bedrooms varying in sizes with pretty, far-reaching views.

Outside, the property is surrounded by garden with a wide variety of trees and plants, and open views over countryside to the rear.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, front aspect double glazed window, storage cupboard and doors to principal rooms

SHOWER ROOM- Shower with tiled surround and glass screens, white low level W.C., wash hand basin with set in vanity unit below and obscured window

RECEPTION ROOM- A good size room, measuring 14ft x 14ft, with double glazed front and side aspect windows flooding the room with natural light and overlooking the gardens. A feature fireplace with tiled surround and wooden mantel, with built in storage and shelves either side

DINING ROOM- A great space with side aspect double glazed windows with built in storage and space for a dining table, open into-

SITTING ROOM- A naturally bright dual aspect space with a side aspect window and double glazed floor to ceiling sliding doors, providing direct access to the rear garden

KITCHEN- A wonderful, light and airy room flooded with natural light, fitted with a range of wall and base cupboards, sink with mixer tap and expansive window above looking over the rear garden. Space for an electric cooker with cooker hood over, space for fridge/freezer and dishwasher

UTILITY- Fitted wall and base units, sink with window above, space for washing machine and tumble dryer

GROUND FLOOR WC- White low-level wc, obscured window

FIRST FLOOR LANDING- Hatch to loft and doors to principal rooms

BEDROOM- A super double room with front and side aspect double glazed window flooding the room with natural light

BEDROOM- A good size double room with side and rear aspect double glazed window overlooking the rear garden and further over the Sussex countryside





Property and Outside...

BEDROOM- A great room with front and side aspect windows

BATHROOM- Fitted suite comprising a panel enclosed bath with shower attachment above and tiled surround, pedestal hand wash basin, bidet, obscured windows. Low-level wc in a separate room

FRONT OF PROPERTY- Gated with a driveway to the property, with ample parking, leading to a brick built double garage. Surrounded by well-maintained lawn and a variety of trees and plants, hedge enclosed with side access to the rear garden

GARAGE- A generous, brick built garage/workshop with electric up and over door, double glazed windows and pedestrian side access. A great space with opportunities to be used as a home office, home gym or further creative pursuits

REAR GARDEN- A delightfully spacious and mature garden offering a wonderful sense of privacy and space. An area of paved patio at the rear of the property lends nicely to alfresco dining and entertaining, along with a small pond and shed to the rear. Predominantly laid to lawn, interspersed with fruit trees and mature plants and shrubs and bordered by privacy hedges. Beyond, are far-reaching picturesque views over the Sussex countryside.





Location...

Belle Vue is great property located just beyond The Broyle which links the villages of Ringmer and Halland 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.

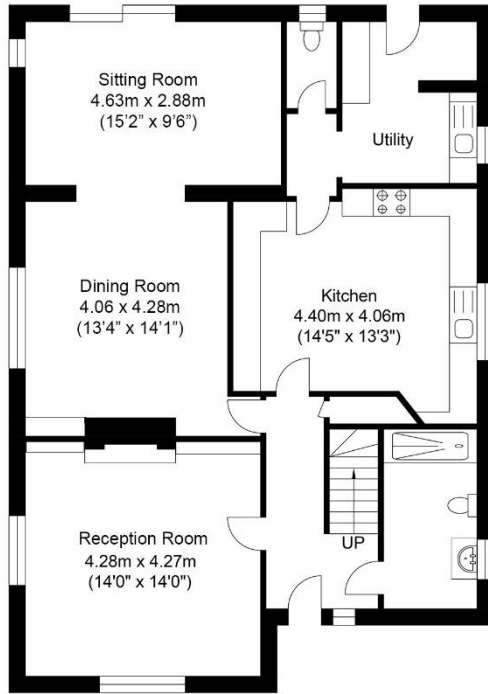
Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. More leisurely pursuits and clubs are held at the village hall, everything from amateur dramatics to yoga or even the local history club.

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.

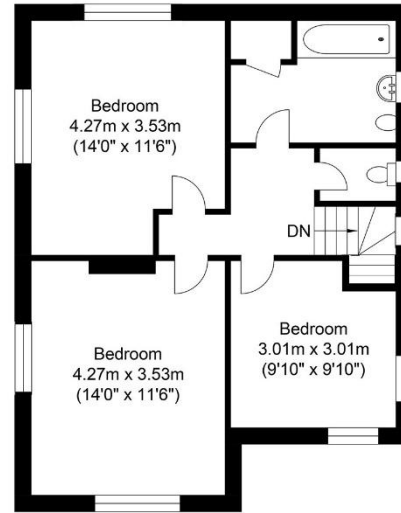


Tenure - Freehold
Oil central heating
Double Glazing.
EPC Rating - E
Council Tax Band - F

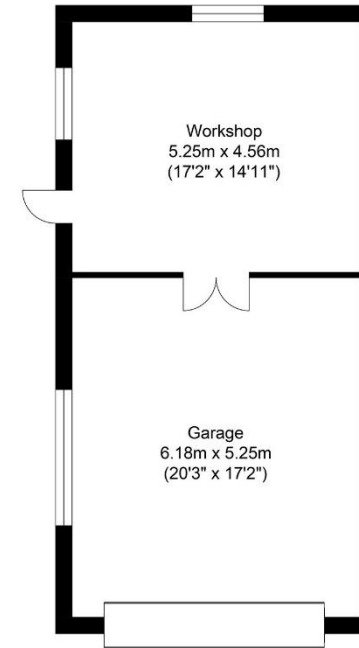
Viewing recommended



Ground Floor
Approximate Floor Area
1002.22 sq ft
(93.11 sq m)



First Floor
Approximate Floor Area
576.40 sq ft
(53.55 sq m)



Outbuilding
Approximate Floor Area
612.57 sq ft
(56.91 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 146.66 sq m / 1578.63 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