



£500,000 offers in excess of  
39 Ballard Drive, Ringmer, East Sussex, BN8 5NU

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## Overview...

A great opportunity to purchase this beautifully presented and extended 4-bedroom family home situated in the highly popular Broyle estate on the outskirts of Ringmer village.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style with wonderful open-plan living and rear extension with double doors to the rear garden.

There is a spacious entrance hall with ground floor W.C. and generous front aspect sitting room. Upstairs, split over two floors is a modern fitted family bathroom and four bedrooms, varying in size, featuring a second floor spacious loft conversion and double bedroom opening onto a roof terrace with stunning far-reaching views over the Sussex countryside.

Outside, the property is surrounded by garden with a choice of paved areas to the rear and laid to lawn to the front.

VIEWING RECOMMENDED



## The property...

**ENCLOSED PORCH-** Composite front door to brick-built porch with side aspect window and space for coats and shoes, door to-

**ENTRANCE HALL-** Front door, stairs to first floor, side aspect double glazed window, door to-

**SITTING ROOM-** A great sized, naturally bright space with an expansive front aspect window, overlooking the front of the property with engineered wood flooring, open to-

**KITCHEN/DINING ROOM-** The beautiful, contemporary, modern kitchen is the true centrepiece of the home, combining abundant natural light and a stylish fitted kitchen with travertine flooring and space for dining table. Double glazed sliding doors providing direct access to the rear garden. This is open to the newly fitted kitchen, comprising fitted Shaker style wall and base units it's a soft sage palette with complementing wooden worksurfaces. One and half bowl ceramic sink with swan mixer tap adjacent and rear aspect windows above overlooking the rear garden and further over open fields. With space for a range style cooker, integrated cooker hood above, space for fridge freezer, washing machine and tumble dryer.

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin with set in vanity unit below, window to the side

**FIRST FLOOR LANDING-** Side aspect double glazed window, stairs to second floor

**BEDROOM-** A super double room with built in wardrobes and double doors open to a rear aspect roof terrace with stunning far-reaching views across open fields

**BEDROOM-** A good size double room with front aspect double glazed window overlooking the front of the property

**BEDROOM-** A single bedroom with side aspect window





## *Property and Outside...*

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**BATHROOM-** Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin, low level W.C., and obscured windows.

**BEDROOM-** On the second floor is a beautifully converted loft, now presenting a double bedroom with ample eaves storage, vaulted ceiling and Velux windows providing gorgeous, far-reaching views over the Sussex countryside

**FRONT GARDEN-** Paved pathway to the front door with well-maintained area of laid to lawn in front of property, with a range of flowers, trees and plants. Paved driveway to side of property leads to a garage with roller door, great storage space, with space for vehicle

**REAR GARDEN-** A deceptively generous garden to the rear, block paved ideal for potted planting, alfresco dining and entertaining. A low fence to the rear opens out to a uninterrupted views of the Sussex countryside. Fence to the side for private gated side access.

**PARKING-** Shared driveway to side of property, providing off street parking





## Location...

**Ballard Drive** is located in The Broyle area of Ringmer, which boasts fantastic scenic walks across the local countryside, a children's playground and a regular bus service offering direct access to the village centre but also onto Lewes and Brighton

**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

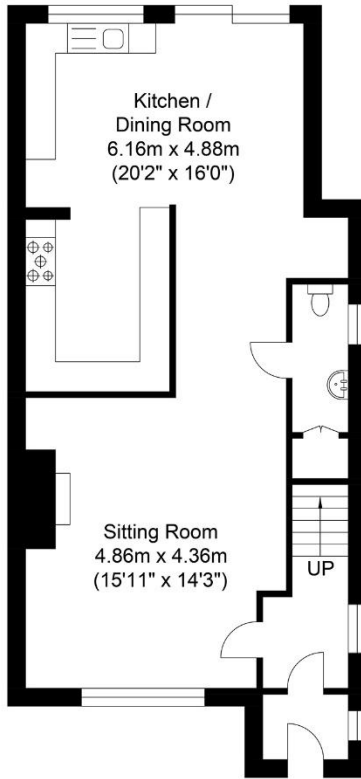
Gas central Heating

Double Glazing.

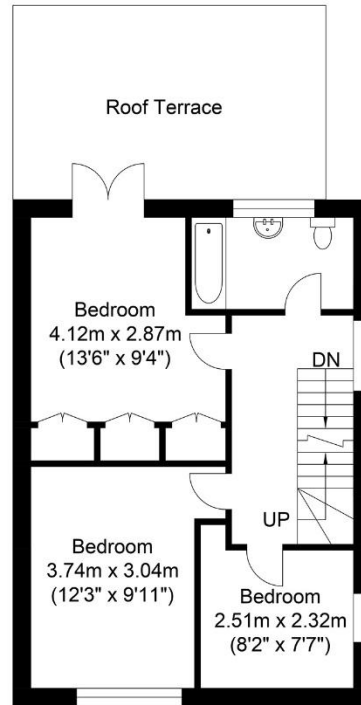
EPC Rating - D

Council Tax Band - E

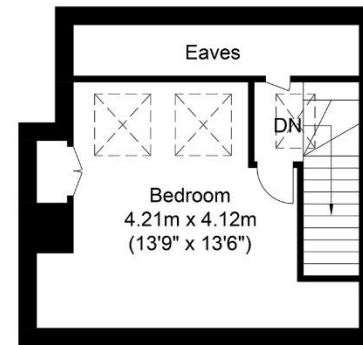
Viewing recommended



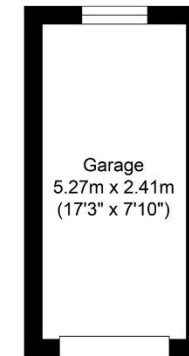
Ground Floor  
Approximate Floor Area  
638.08 sq ft  
(59.28 sq m)



First Floor  
Approximate Floor Area  
457.25 sq ft  
(42.48 sq m)



Second Floor  
Approximate Floor Area  
282.01 sq ft  
(26.20 sq m)



Garage  
Approximate Floor Area  
136.70 sq ft  
(12.70 sq m)



Approximate Gross Internal Area (Excluding Garage) = 127.96 sq m / 1377.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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