



£300,000-£320,000 guide price

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

**MANSELL
McTAGGART**
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The property...

A great opportunity to purchase this well proportioned 3 Bedroom home with generously sized rear garden.

The property boasts a modern, contemporary kitchen, 23ft Through Sitting Room / Dining Room and a modern shower room.

ENTRANCE HALL- Front door with window to the side. Stairs to first floor. Fitted cupboards. Doors to principal rooms.

SITTING ROOM / DINING ROOM- Measuring a generous 23ft the through reception room enjoys views over the front garden with patio doors providing views and access to the rear garden.

KITCHEN- Modern fitted kitchen comprising of a range of cupboards and drawers and complimented by a marble look worksurface. The kitchen enjoys views and access to the rear garden.

FIRST FLOOR LANDING- Linen Cupboard. Doors to principal rooms.

BEDROOM 1- A good size double bedroom with elevated views over the rear garden. Fitted wardrobes with sliding doors.

BEDROOM 2 - Another double bedroom with elevated views to the front.

BEDROOM 3- A generously sized bedroom with far reaching views to the front.

SHOWER ROOM- A modern suite comprising of a shower enclosure with fixed glass screen, wash hand basin set into a vanity unit. Modern tiled surrounds. Window to the rear.

CLOAKROOM- White suite comprising of a wc, modern tiled surrounds. Window to the rear.

REAR GARDEN- A super garden, mainly laid to lawn and enclosed by fenced boundaries with a garden path leading through. Brick built workshop. Paved patio adjacent to the property.





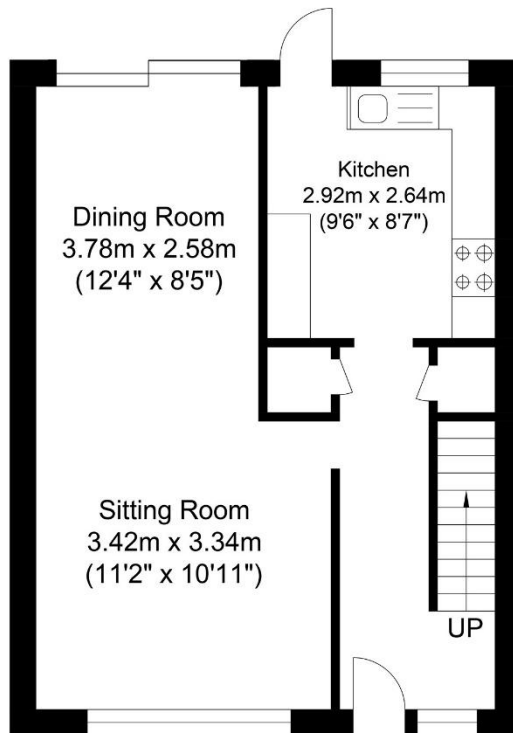
Location...

Broyle Close 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.

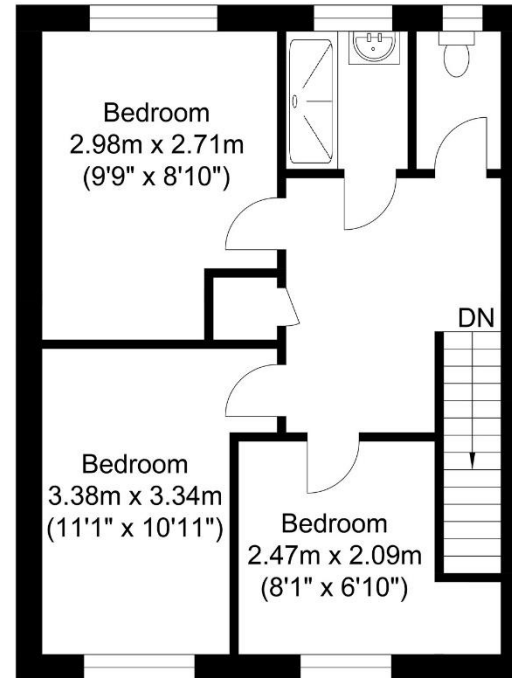
Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name 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.

Freehold
Gas central heating - Double glazing
EPC Band- D
Council Tax Band- C

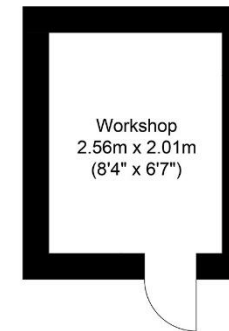
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
413.44 sq ft
(38.41 sq m)



First Floor
Approximate Floor Area
413.44 sq ft
(38.41 sq m)



Outbuilding
Approximate Floor Area
55.43 sq ft
(5.15 sq m)

Approximate Gross Internal Area = 76.82 sq m / 826.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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