



£375,000 guide price

17 Turnpike Close, Ringmer, East Sussex, BN8 5PD

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Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom, semi-detached 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 wonderfully bright front aspect living room and a rear extension allowing an open plan kitchen dining room opening directly to the rear garden.

There is a spacious entrance hall with a generous utility and convenient shower room. Upstairs, split are three bedrooms, varying in sizes with pretty views over the Sussex countryside and a fitted family bathroom.

Outside, the property has a generous, well-maintained rear garden, ideal for socialising and entertaining; to the front, is a paved driveway with space for two vehicles.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Door with stairs to first floor ahead and doors to principal rooms

SITTING ROOM- A great size, front aspect room with an expansive double-glazed window overlooking the front of the property, with built in storage and shelving, cupboard under stairs and door to-

DINING ROOM- A spacious area with space for a dining table, great for families and socials, seamlessly open, flowing into-

KITCHEN- A wonderful addition to this home is an extension to the rear presenting a great modern fitted kitchen comprising Shaker style wall and base units with contrasting granite effect work surfaces, double integrated eye level oven, 4 ring gas hob with tiled surround. To the rear double glazed windows and double doors open directly to the rear garden and flood the room with natural light

UTILITY- A convenient separate space with front window, with plumbing for washing machine and door to-

SHOWER ROOM- A rare find with a ground floor shower room comprising a walk-in shower, wash hand basin, wc and tiled surround

BEDROOM- A super double room with rear aspect double glazed window and built in wardrobes

BEDROOM- A good size double room with front aspect double glazed windows and built in wardrobe

BEDROOM- A single bedroom with front aspect window

BATHROOM- Fitted with a white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and obscured windows.





Outside...

FRONT OF PROPERTY- A paved driveway to the front of the property with off street parking spaces for two vehicles. Access to the side of the property, leading to direct access to the rear garden

REAR GARDEN- A deceptively generous garden with block paved patio at the rear of the property leading to a larger area laid to lawn, fence enclosed; this is bordered with a range of colourful flowers and plants, great for keen gardeners. To the rear a raised area sits, an ideal spot for relaxing and alfresco dining, along with a greenhouse.

GARAGE- In block nearby adjacent to property boundary, with power and up and over door



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



Location...

Turnpike Close 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

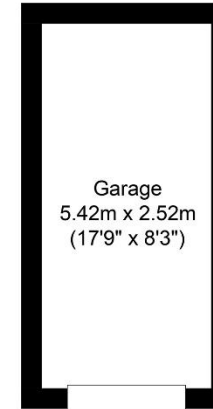
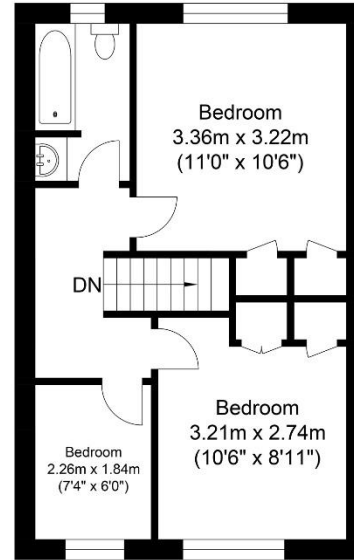
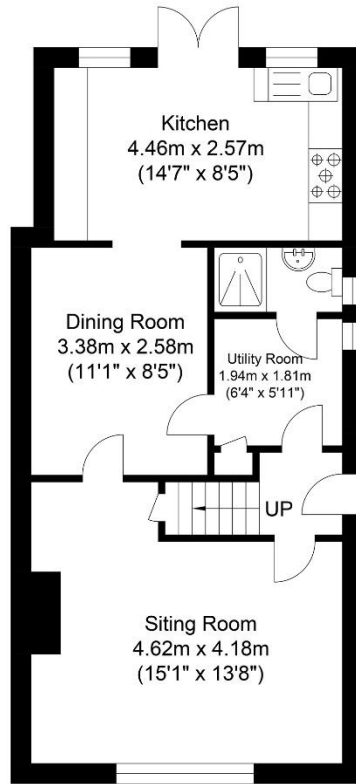
Gas central Heating

Double Glazing.

EPC Rating - TBC

Council Tax Band - D

Viewing recommended



Ground Floor
Approximate Floor Area
503.96 sq ft
(46.82 sq m)

First Floor
Approximate Floor Area
380.93 sq ft
(35.39 sq m)

Garage
Approximate Floor Area
147.03 sq ft
(13.66 sq m)

Approximate Gross Internal Area (Excluding Garage) = 82.21 sq m / 884.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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