



£400,000 - £420,000 guide price

6 Shelley Road, Ringmer, East Sussex, BN8 5QR

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Overview...

An extremely well presented and generously proportioned property. The 3 Bedroom home is situated at the very beginning of a pathway benefitting from adjacent Residents Parking.

The front door opens into a spacious and welcoming Entrance Hall which is flooded with an abundance of natural light. The property features a Modern fitted Kitchen Breakfast Room finished in a muted grey and enjoys views over the pretty front garden. The Sitting Room measures a generous 19ft x 16ft and benefits from double doors and floor to ceiling windows with views over the rear garden.

Upstairs there are 3 good size bedrooms all with double wardrobes, the principal of which boasts dual aspect light. Completing the upstairs accommodation is a modern Family Bathroom.

Outside the property benefits from a larger than expected garden of a South Easterly aspect and direct access to the Garage which offers potential subject to the necessary consents to develop into Office Space or similar.



The property...

Entrance Hall- A welcoming entrance hall being of a more than generous size. Window to the front, fitted cupboards and doors to principal rooms including double doors to the Sitting Room.

Kitchen/Breakfast- Modern fitted kitchen finished in a muted grey and comprising of cupboards and drawers. Pace for a table and chairs and enjoying views over the front garden.

Sitting Room- Measuring a generous 19 x 16'4. The neutrally decorated room benefits from double doors with floor to ceiling windows enjoying views over the rear garden. Recessed spotlights. Stairs to first floor.

Cloakroom - Modern suite comprising of wc and wash hand basin. Window to the front.

First floor Landing- Spacious landing. Doors to principal rooms. Linen Cupboard. Loft hatch.

Bathroom- Modern suite comprising of a bath with shower over and tiled surrounds. Wc and wash hand basin. Window to the rear. Polished tiled floor.

Bedroom 1- A dual aspect double bedroom flooded with natural light. Fitted wardrobe with double doors.

Bedroom 2- A double bedroom with fitted wardrobe with double doors.

Bedroom 3 - A comfortable single bedroom or snug double bedroom with fitted wardrobe and views over the rear garden.





Property and Outside...

Garage - The garage is attached to the property benefitting from power points and electrics. Being attached to the property offers potential for further development, perhaps into office space or to divide into a shortened Garage and Office to the rear, subject to the necessary permissions. Garage door to the front and pedestrian door to the rear with access to the garden.

Parking - Residents and Guest Parking located adjacent to the front garden.

Rear Garden- Surprisingly spacious and private. The rear garden is of a desirable South Easterly aspect and benefits from gated rear access. The garden has been landscaped to provide a paved patio adjacent to the property with outside lights. There is a further area with raised beds created from railway sleepers.





Location...

This part of **Shelley Road** is a short pathway comprising of just 6 properties. Residents Parking is adjacent to the front garden and the path provides a handy short cut to the Village Green and bus stop with shelter. Buses regularly serve the village running until late at night and providing routes to Lewes and Brighton, Uckfield and Tunbridge Wells and also Eastbourne.

Shelley Road is located in the heart of the village of Ringmer. The village boasts a parade of shops including a café, butchers, bakery, Morrisons Local, beauty salon, take aways, pet shop, pharmacy, and modern health hub.

Within the village there is also a popular coffee shop and three public houses, two within the village and a third in a more rural position, all offering dining services.

The village boasts both a primary and secondary school and benefits from a cycle path linking Lewes and Ringmer together.

There are many well services sports clubs, including football, cricket, stoolball and bowls with more leisurely pursuits held at the village hall.

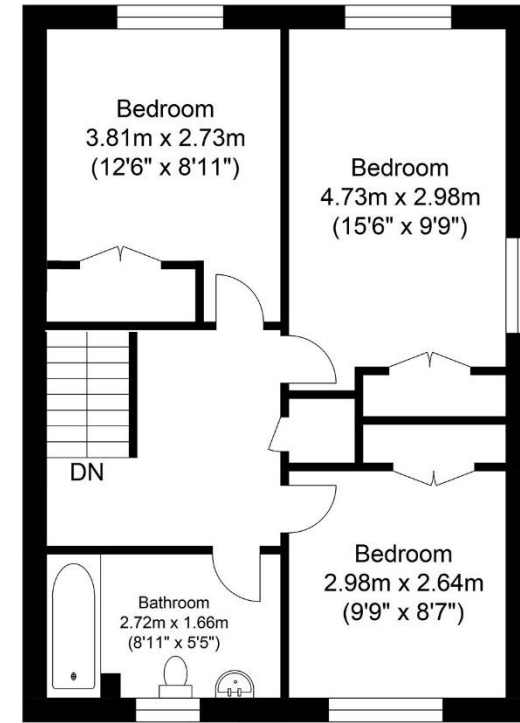
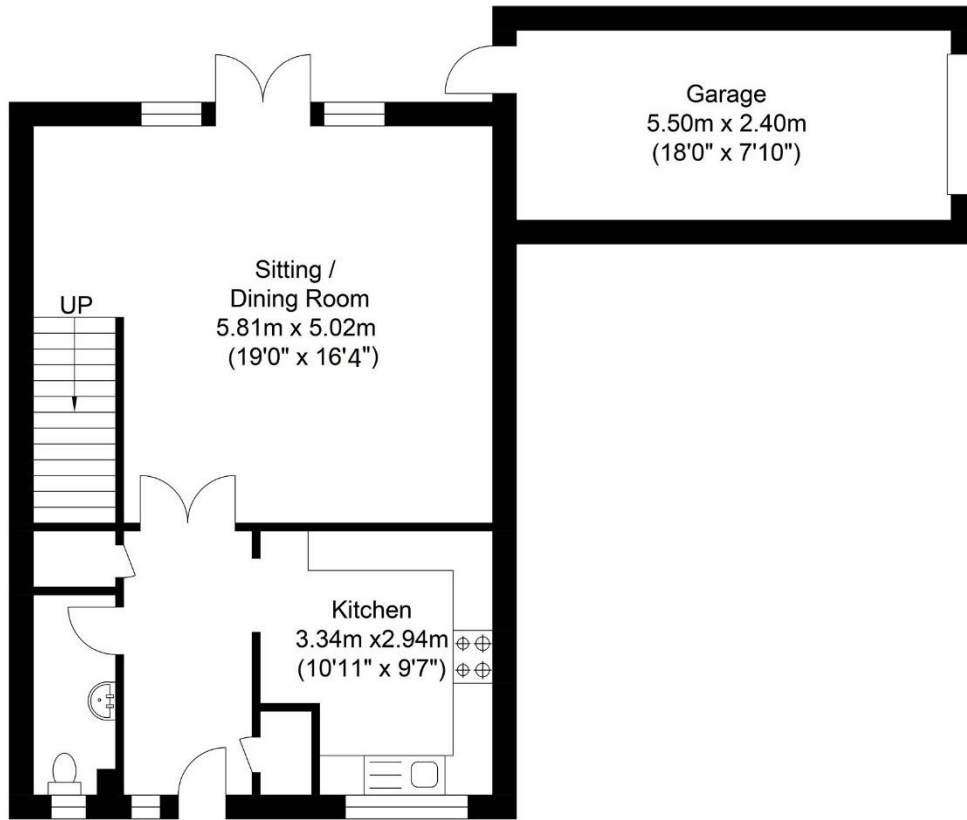


Tenure – Freehold

Gas central Heating – Double Glazing.

EPC Rating – C

Council Tax Band – D



Ground Floor
Approximate Floor Area
669.62 sq ft
(62.21 sq m)

First Floor
Approximate Floor Area
527.53 sq ft
(49.01 sq m)

Approximate Gross Internal Area = 111.22 sq m / 1197.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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