



£375,000-£400,000 guide price

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

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# Overview...

An extremely well presented and generously proportioned 3 Bedroom family home which is situated on a quiet 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 Hi-Gloss white 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 double bedrooms all with wardrobes, the principal of which boasts views over the rear garden. Completing the upstairs accommodation is a modern Family Bathroom.

Outside the property benefits from a bright south easterly aspect rear garden with rear access and a garage in nearby block.

VIEWING RECOMMENDED





# The property...

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**ENTRANCE HALL-** Part double glazed front door, deep hall cupboard, store cupboard.

**CLOAKROOM/W.C.-** Refitted white low level W.C., wash hand basin with chromed mixer tap, part tiled wall, cupboard, obscured double glazed window.

**KITCHEN-** Refitted white Hi-Gloss fronted wall and base cupboards with stainless steel handles and contrasting worktops, inset single bowl single drainer stainless steel sink with chromed swan neck mixer tap, space for freestanding cooker with tiled splash area and stainless steel cooker hood over, spaces for tall fridge/freezer, washing machine and dishwasher, tiled splash areas, breakfast bar.

**SITTING ROOM-** A good size room, flooded with natural light through the rear facing double glazed windows and matching double doors which overlook the rear garden, decorative fireplace, space for dining table, open tread staircase to-

**FIRST FLOOR LANDING-** Linen cupboard, hatch to loft space.

**BEDROOM-** A generous double room with rear aspect double glazed window overlooking the rear garden, double wardrobe recess.

**BEDROOM-** A good size double with front aspect double glazed window, double wardrobe.

**BEDROOM-** A double room with rear aspect double glazed window overlooking the rear garden, range of fitted wardrobes, built-in cupboard.

**BATHROOM-** White panel enclosed bath with mixer tap and shower over, shower screen and tiled surround, pedestal wash hand basin with chromed mixer tap, low level W.C., chromed heated towel rail, double glazed window.







## Outside...

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**FRONT GARDEN-** Predominantly paved with areas of lawn and path to front door, low level picket fencing with gated access, outside tap.

**REAR GARDEN-** South easterly facing and predominantly paved with borders for planting, fence enclosed with gated rear access.

**GARAGE-** In a block close by with up and over door.



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





## Location...

This part of **Shelley Road** is a short pathway comprising of just 6 properties.

Residents Parking is at the end of the path which also 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 which 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 leisure pursuits held at the village hall.

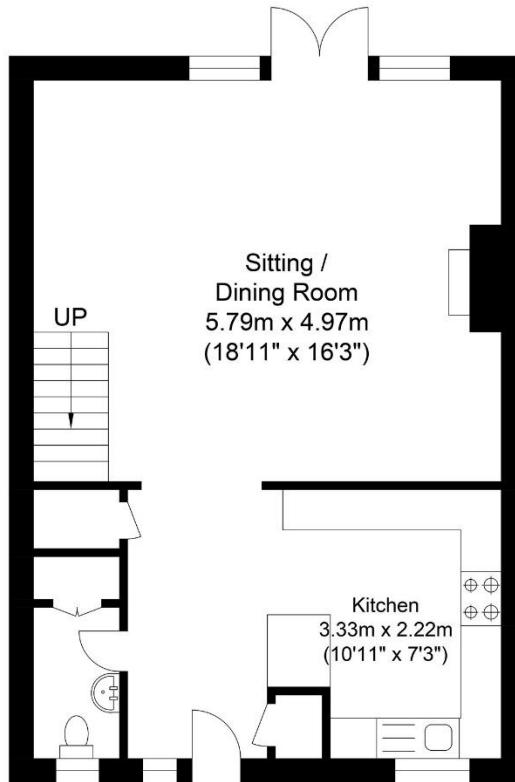
Tenure - Freehold

Gas central Heating - Double Glazing.

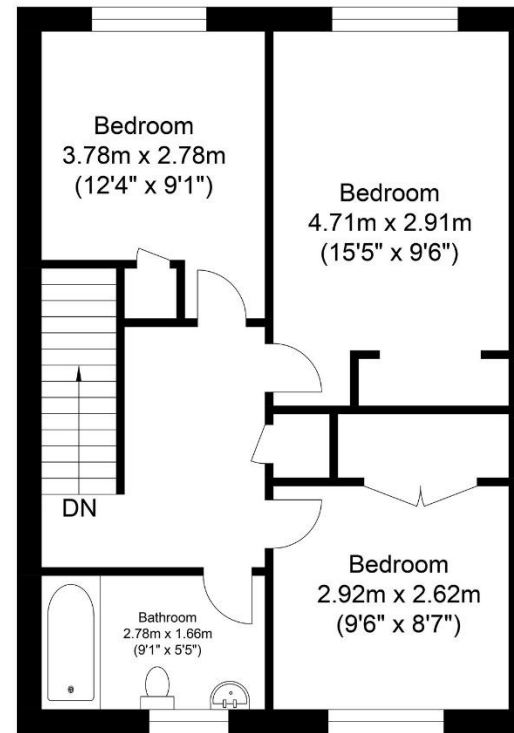
EPC Rating - C

Council Tax Band - D

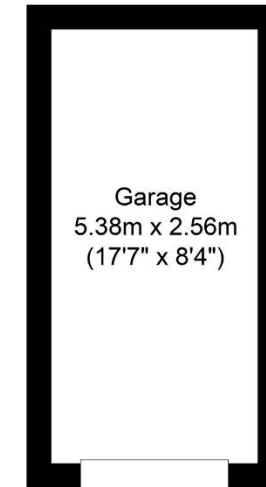




Ground Floor  
Approximate Floor Area  
523.55 sq ft  
(48.64 sq m)



First Floor  
Approximate Floor Area  
523.55 sq ft  
(48.64 sq m)



Garage  
Approximate Floor Area  
148.21 sq ft  
(13.77 sq m)



Approximate Gross Internal Area (Excluding Garage) = 97.28 sq m / 1047.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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