



£300,000 offers over

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

**MANSELL  
McTAGGART**  
Trusted since 1947

## The property...

A spacious three bedroom freehold house situated in the sought after village of Ringmer with gas central heating, refitted kitchen, double glazing and enclosed rear garden.

Offered with no onward chain, this super home represents great value and viewing is recommended to appreciate the accommodation on offer.

**ENTRANCE HALL-** PVCu front door and double glazed window, stairs to first floor with cupboard under, hall cupboard, laminated floor.

**SITTING ROOM-** Large front aspect double glazed window overlooking the front garden, laminated flooring, open to-

**DINING ROOM-** Large rear aspect double glazed window overlooking the rear garden, laminated flooring, door to-

**KITCHEN-** Refitted with a contemporary range of flush fronted wall and base cupboards with contrasting roll edged worktops, inset single bowl stainless steel sink with adjacent chromed mixer tap, ceramic hob with tempered glass splash back and oven below, cooker hood over, rear aspect double glazed window with matching door opening onto the rear garden, laminated flooring.

**FIRST FLOOR LANDING-** Hatch to loft space.

**BEDROOM-** A good size double room with large double glazed window overlooking the rear garden, fitted wardrobes.

**BEDROOM-** A double room with large front aspect double glazed window.

**BEDROOM-** Front aspect double glazed window, built-in cupboard.





## Property & Outside...

**BATHROOM-** White suite comprising a panel enclosed bath with side hand grip, pedestal wash hand basin, tiled walls, heated towel rail, obscured double glazed window.

**W.C.-** White low level W.C., obscured double glazed window.

### OUTSIDE

**FRONT GARDEN-** Open aspect and laid to lawn, path to the front door.

**WORKSHOP/STORAGE-** Brick built.

**REAR GARDEN-** A bright south facing garden, mainly laid to lawn with areas of paved patio and timber decking, fenced with gated rear access.

FREEHOLD

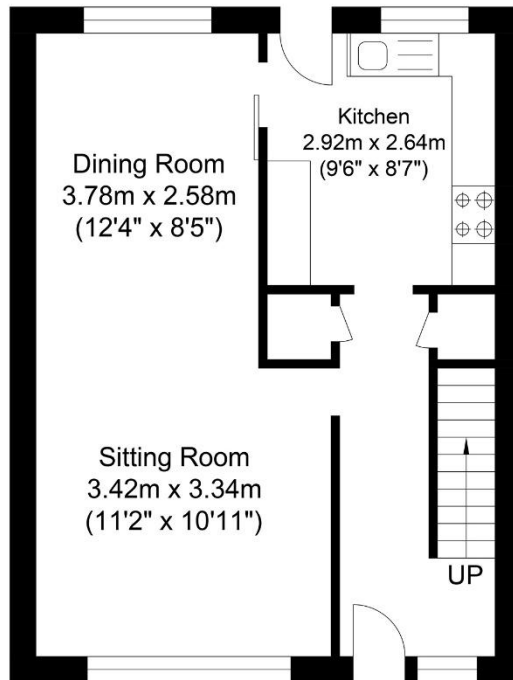
Gas central heating- Double glazing

EPC Band- C

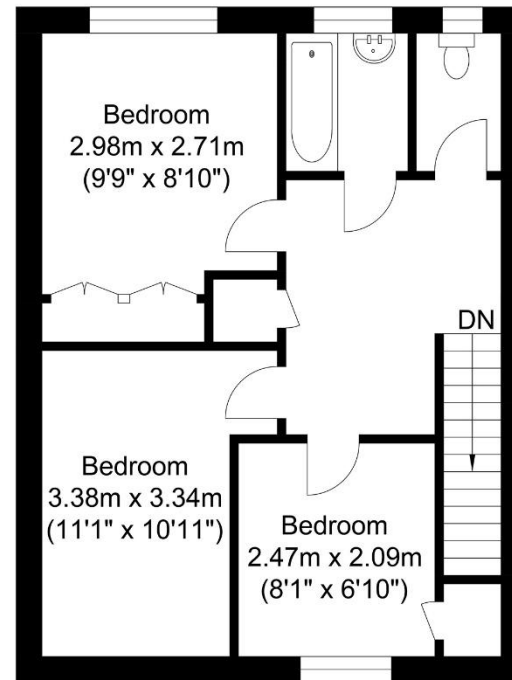
Council Tax Band- C

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

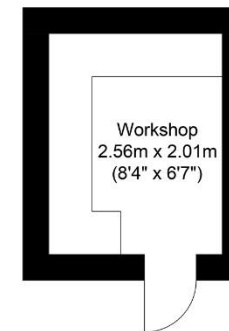




Ground Floor  
Approximate Floor Area  
413.44 sq ft  
(38.41 sq m)



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.

call: **01273 407929**  
email: [ringmer@mansellmctaggart.co.uk](mailto:ringmer@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947