



£475,000 guide price

27 Greater Paddock, Ringmer, East Sussex, BN8 5LH

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A spacious three-bedroom detached bungalow situated in a sought after cul-de-sac on the eastern side of this popular village.

Offered with no onward chain, this super home offers bright accommodation comprising a generous hallway, dual aspect sitting room with direct garden access, dining room, fitted kitchen and utility room, three bedrooms, one of which could be used as a study with direct garden access, refitted shower room with easy access walk-in shower and separate W.C.

Outside, the property is situated on a good size plot with a generous wrap around rear garden housing a summer house and timber shed while to the front is an open aspect garden and driveway to the garage.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

VESTIBULE- Double glazed front door, low level cupboards, door to-

ENTRANCE HALL- A generous hallway with loft hatch and access to all principal rooms.

SITTING ROOM- A good size lovely and bright dual aspect room with side aspect double glazed window and direct garden access via double glazed sliding patio doors, gas fire with decorative surround, coved ceiling, door to-

DINING ROOM- Low level brick and triple aspect double glazed construction, exposed brick walls.

KITCHEN- A galley style kitchen fitted with a range of wall and base cupboards, inset stainless steel sink with adjacent mixer tap, 4 ring electric hob with oven below and cooker hood over, spaces for under counter fridge and freezer, rear aspect double glazed window overlooking the rear garden, door to-

UTILITY ROOM- Double glazed construction with polycarbonate roof and doors to the front and rear, worktop with space below for washing machine and tumble dryer.

BEDROOM- A good size double room with front aspect double glazed oriel bay window overlooking the rear garden, coved ceiling.

BEDROOM- A double room with front aspect double glazed window overlooking the front garden, coved ceiling.

BEDROOM/STUDY- Rear aspect double glazed window and matching door offering direct garden access, coved ceiling.





Property and Outside...

SHOWER ROOM- White suite featuring an easy access walk-in shower, hand rail and shower curtain, pedestal wash hand basin, low level W.C., obscured double glazed window.

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

OUTSIDE

FRONT GARDEN- Open aspect, laid to lawn with path to front door and driveway to garage.

GARAGE- Up and over door, door to garden.

REAR GARDEN- A generous wrap round rear garden, predominantly laid to lawn with stocked borders. Area of patio to the side housing a summer house and timber shed, outside tap, mature hedging and gated side access



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



Location...

Greater Paddock is a no through road in the heart of Ringmer and is within easy walking distance to a local coffee shop and access to scenic walks via Lewes Road and Bishops Lane.

Ringmer - 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 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 and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

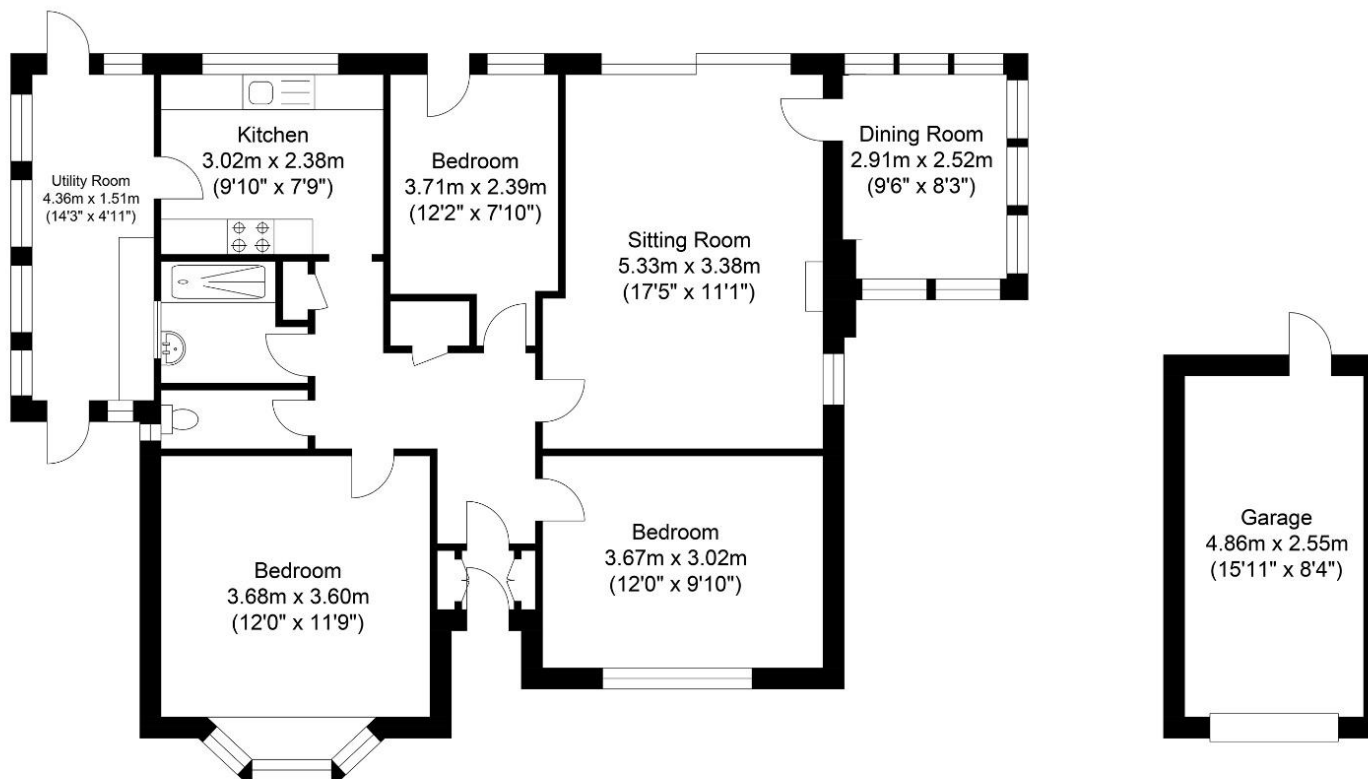


Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - E



Ground Floor
Approximate Floor Area
1045.92 sq ft
(97.17 sq m)

Garage
Approximate Floor Area
133.36 sq ft
(12.39 sq m)

Approximate Gross Internal Area (Excluding Garage) = 97.17 sq m / 1045.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: 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