



£425,000 freehold

Cub Cottage, Broyle Lane, Ringmer, East Sussex, BN8 5PH

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Overview...

We're very pleased to market for sale this beautiful three-bedroom family home, situated on the popular Broyle estate, located on the outskirts of the highly sought after village of Ringmer.

Near to highly acclaimed local primary and secondary schools, as well as picturesque countryside walks on your doorstep, this property perfectly blends convenience with tranquillity.

Inside, the property boasts a bright open plan sitting and dining room with generous sliding doors to a rear allowing seamless indoor and outdoor living. There's a fitted kitchen to the front as well as a third bedroom or study space, a convenient ground floor wc completes the ground floor.

Upstairs are two double bedrooms, naturally bright with great views and a fitted family bathroom.

Outside, the property boasts fence enclosed, private rear garden featuring a patio area and a larger lawn area. To the front, a generous driveway provides ample off-street parking and leads to a garage fitted with a roller door, an excellent additional storage and workspace.



The property...

ENTRANCE HALL- Front door, stairs to first floor, storage cupboard and doors to principal rooms

CLOAKROOM/W.C.- White low-level W.C., wash hand basin with set in vanity units, front window

BEDROOM/STUDY- A front aspect room with double glazed window overlooking the front of the property, an ideal third or guest bedroom or as a study for working from home

KITCHEN- A naturally light room fitted with a range of Shaker style wall and base cupboards and granite effect worktops, sink with expansive front double-glazed window above allowing natural light to flood in. 4 ring gas hob with tiled surround and integrated oven below, space for fridge and washing machine. Built in cupboard for further storage, a door to the side allows for alternate access.

SITTING/DINING ROOM- A wonderful, generous, dual aspect 'L' shaped room, filled with natural light from the side and rear double-glazed windows. To the rear, floor to ceilings sliding doors open directly to the rear garden creating a seamless flow between indoor and outdoor living, ideal for entertaining

FIRST FLOOR LANDING- Side aspect double glazed window, wonderful built in storage cupboards and doors to principal rooms

BEDROOM- A great double room with front aspect double glazed window, ample storage in the eaves

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden and further toward open fields, storage in the eaves

BATHROOM- Fitted suite comprising a panel enclosed bath with shower above, glass screen and tiled surround, hand wash basin with set in vanity unit, wc, chrome heated towel rail and obscured window





Outside...

FRONT GARDEN- A driveway allows for generous off street parking, flanked with areas of well-maintained laid to lawn with a selection of trees and plants. A pedestrian path leads to alternate access to the property, meanwhile the driveway meanders to the rear leading to the garage

GARAGE- Brick built with manual up and over door providing great storage or home office opportunities. A door to the side allows for alternative access through the rear garden

REAR GARDEN- A pretty garden with area patio to the rear of the property, ideal for alfresco dining and entertaining, this naturally leads to a larger area, laid to lawn, bordered by an established range of trees, flowers and shrubs. With generous space, it's ideal for keen gardeners and socialising while still having good levels of privacy



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



Location...

Broyle Lane is located in The Broyle area of Ringmer which boasts fantastic scenic walks across the local countryside, two children's playgrounds and a regular bus service offering direct access to the village centre but also onto Lewes and Brighton and Eastbourne in the other direction.

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

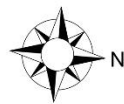
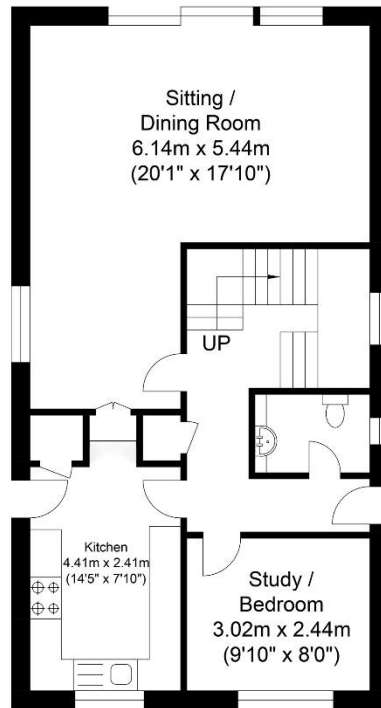
Double Glazing.

EPC Rating - D

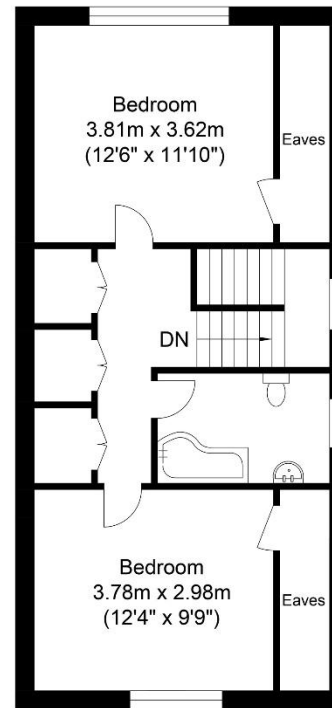
Council Tax Band - E

Viewing recommended

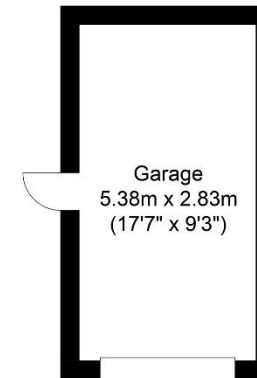




Ground Floor
Approximate Floor Area
623.66 sq ft
(57.94 sq m)



First Floor
Approximate Floor Area
542.07 sq ft
(50.36 sq m)



Garage
Approximate Floor Area
163.93 sq ft
(15.23 sq m)

Approximate Gross Internal Area (Excluding Garage) = 108.30 sq m / 1165.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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