



£475,000 guide price

7 Broyleside Cottages, Ringmer, East Sussex, BN8 5NS

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Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom family home situated on the popular Broyle estate in the highly sought after village of Ringmer, within easy reach of local schools and regular transport links.

This super property has been lovingly maintained by the current owners to boast versatile accommodation including a generous sitting room with rear bifold doors opening directly to the rear garden. A modern fitted kitchen/dining room is complemented by a useful utility room and a convenient cloakroom/WC.

On the first floor are three bedrooms, varying in sizes each benefitting from fitted wardrobes, as well as a modern fitted family bathroom.

Externally, the property continues to impress with a generous front garden featuring an attractive variety of plants and flowers, together with a gated driveway providing valuable off-road parking. To the rear, a deceptively spacious and beautifully arranged garden offers a combination of patio and lawned areas, ideal for relaxing or entertaining. Further benefits include an insulated workshop and a useful garden studio.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- Side door to an enclosed porch with front aspect window overlooking the front garden and door to-

SITTING ROOM- A wonderful space, measuring an impressive 25'6ft x 11'10ft, with a beautiful feature fireplace, a slate mantel and surround houses a cast iron log burner. To the rear bi-fold doors open directly to the rear garden, seamlessly blending indoor and outdoor living, to the side, floor to ceiling double glazed window further enhance natural light and provide a pretty outlook. Stairs to first floor and door to-

KITCHEN/DINING ROOM- A beautiful, modern fitted kitchen, comprising flush-fronted wall and base units with contrasting wooden effect work surfaces, a one and half bowl sink sits below the rear aspect window, flooding the space with natural light and overlooking the pretty rear garden. 4 ring gas hob with integrated cooker hood above and oven below and space for further appliances. This easily blends to a dining area, with space for a family dining table with natural light furthered from the double-glazed front aspect window, a wonderful family space for everyday living and entertaining. A door leads to-

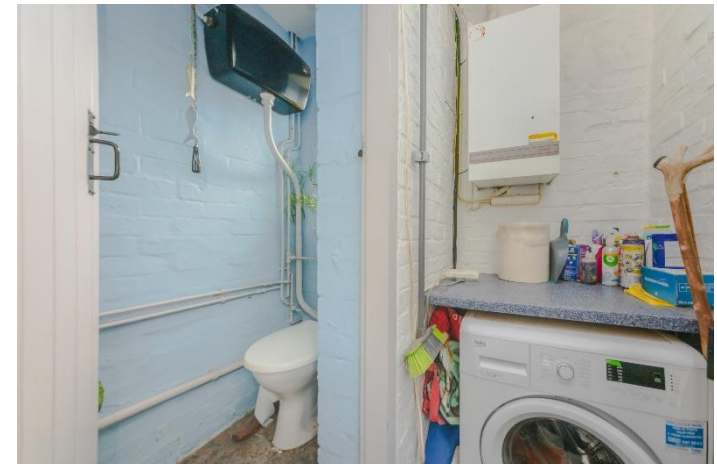
UTILITY- Separate from the kitchen, a convenient space with painted brick walls, space and plumbing for a washing machine and a door to the front providing alternate access

CLOAKROOM/W.C.- White low-level W.C. and hand wash basin with rear window

FIRST FLOOR LANDING- Front aspect double glazed window overlooking the front of the property and doors to principal rooms

BEDROOM- A super double room with rear aspect double glazed window overlooking the rear garden and built in wardrobe

BEDROOM- A good size double room with rear aspect double glazed window enjoying a pretty outlook, built in wardrobe





Property and Outside...

BEDROOM- Single bedroom with front aspect double glazed windows and built in wardrobe

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over and tiled surround, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and obscured windows

OUTSIDE

FRONT GARDEN- Enclosed by fencing a selection of plants and flowers border the property with a pathway leading to the door and gate providing alternate side access

PARKING- Gated driveway providing off street parking

REAR GARDEN- Attractively landscaped to boast generous areas of paved patio, ideal for entertaining or al fresco dining. A well-maintained area of laid to lawn is flanked with established trees, plants and shrubs, ideal for keen gardens and ensuring high levels of privacy, as well as well-stocked flowerbeds





Outside and Location...

GARDEN STUDIO- Fully insulated with power and light with double doors to the front and double-glazed front and side windows, ideal as a home office

WORKSHOP- An impressive space measuring, 30'11ft x 24'3ft, with double doors to the front and double-glazed windows. A wonderful space, naturally bright with power and light, perfect for a creative pursuit or as home gym or office.

Broyleside Cottages is located in the Broyle area of Ringmer and is within easy walking distance to scenic walks, a childrens playground and recreation ground and bus stops providing direct routes into the heart of the Village, Lewes, Brighton, Uckfield, Eastbourne and Tunbridge Wells.

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.

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

Tenure - Freehold

Gas Central Heating

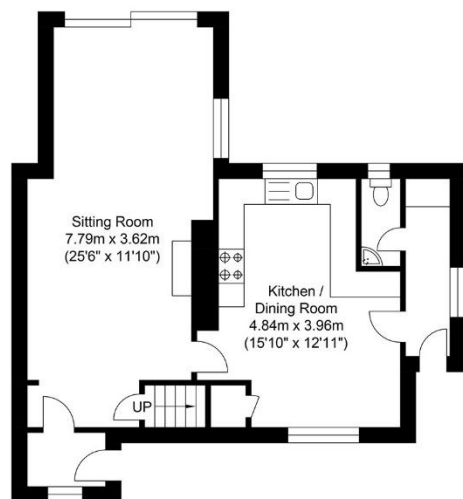
Double Glazing.

EPC Rating - TBC

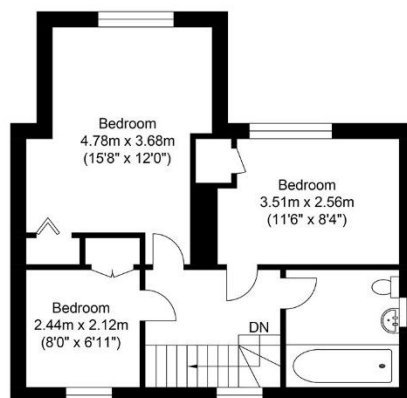
Council Tax Band - C

Viewing recommended

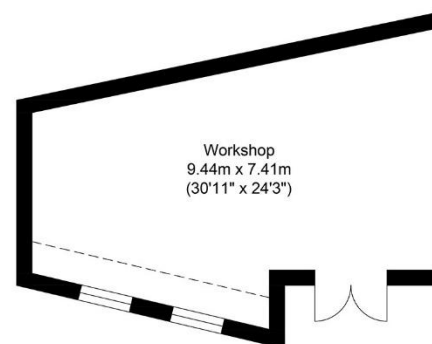




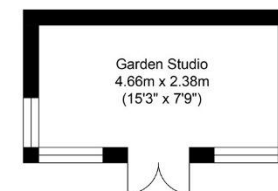
Ground Floor
Approximate Floor Area
531.62 sq ft
(49.39 sq m)



First Floor
Approximate Floor Area
450.79 sq ft
(41.88 sq m)



Outbuilding
Approximate Floor Area
355.85 sq ft
(33.06 sq m)



Outbuilding
Approximate Floor Area
119.37 sq ft
(11.09 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 91.27 sq m / 982.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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