

£400,000 offers in region of

2 Manor Close, Ringmer, East Sussex, BN8 5PA

MANSELL McTAGGART

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# *Overview...*

A great opportunity to purchase this beautifully presented 3-bedroom family home situated in a quiet close in the popular Broyle area of Ringmer, nearby to local village amenities and local schools.

This super property boasts spacious and bright accommodation enjoying a generous sitting room with expansive front windows and feature fireplace and a generous modern fitted kitchen with separate utility and dining room, both leading directly to the rear garden

On the first floor is the bathroom, refitted with a modern white suite and three bedrooms, varying in sizes, enjoying a pretty outlook.

Outside, the property benefits from a wonderful, private wraparound garden with areas of enclosed laid to lawn to the front and side and paved patio to the rear with convenient shed and pergola.

There is off street parking for two vehicles to the side and a garage for further storage nearby to the property.

VIEWING RECOMMENDED









# *The property...*

**SITTING ROOM-** A great space, measuring 16ft x 14ft, with an expansive front aspect double glazed window, filling the space with natural light and overlooking the private front garden. Centring the room, a cast iron log burner with tiled hearth and timber mantel. Stairs to first floor with cupboard below

**KITCHEN-** A brilliantly light and spacious room, fitted with a comprehensive range of shaker style wall and base units with contrasting wood work surfaces creating generous storage, one and half bowl sink with double glazed side aspect window above and tiled surround. 4 ring gas hob, integrated eye-level double oven and undercounter space for further appliances. This seamlessly opens to-

**DINING ROOM-** Space for a family dining table or as cosy extra reception room with rear aspect French doors leading directly to the rear garden

**UTILITY-** Separate from the kitchen, a convenient area for coats and shoes, with space for washing machine and tumble dryer below fitted work surfaces, tiled surround, double glazed window to the side and door to the rear providing alternate access

**FIRST FLOOR LANDING-** Doors to principal rooms

**BEDROOM-** A super double room with rear aspect double glazed window, built-in wardrobe

**BEDROOM-** A good size double room with front aspect double glazed windows, built in wardrobe

**BEDROOM-** Single bedroom with front aspect double glazed window overlooking the front garden, currently being used as a walk-in wardrobe

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















## *Outside...*

**FRONT GARDEN-** Generous space extending around the property, predominantly laid to lawn with hedges, to enhance privacy, and bordered with a range of flowers, plants and shrubs, while a pergola creates a peaceful area for relaxing. To the side, a paved patio area has a convenient shed and gate leading to the rear garden

**REAR GARDEN-** Block paved with raised flowerbeds, all fence enclosed. A pretty space, ideal for al fresco dining and entertaining with opportunities for colourful potted plants

**PARKING-** Off street spaces for two vehicles to the side of the property

**GARAGE-** Nearby to the property is a garage with manual up and over door, perfect for extra storage

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







# *Location…*

**Manor Close** is located in The Broyle area of Ringmer, which boasts fantastic scenic walks across the local countryside, a children's playground and a regular bus service offering direct access to the village centre but also onto Lewes and Brighton.

**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.

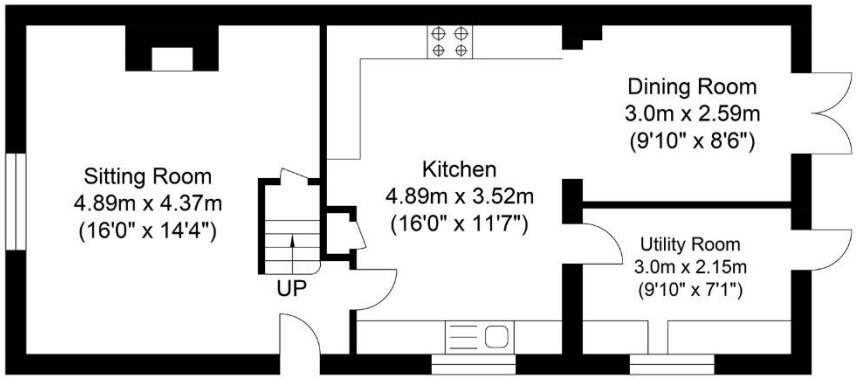
Tenure – Freehold

Gas Central Heating - Double Glazing

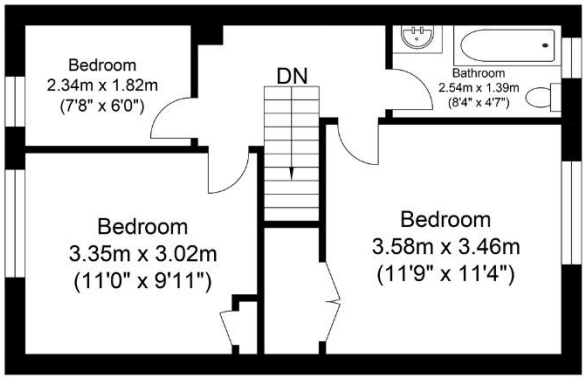
EPC Rating – C

Council Tax Band – D

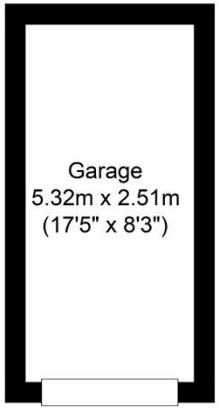
Viewing recommended




Ground Floor
Approximate Floor Area
592.01 sq ft
(55.0 sq m)




First Floor
Approximate Floor Area
430.55 sq ft
(40.0 sq m)




Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 95.0 sq m / 1022.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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