

£395,000 offers in excess of

1 Yew Tree Close, Ringmer, East Sussex, BN8 5PG

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Overview...

A great opportunity to purchase this beautifully presented and well looked after three-bedroom semi-detached home which is situated on Broyle Lane - a the highly sought after area on the outskirts of Ringmer village.

This lovely property offers spacious accommodation including a fitted kitchen/breakfast room, a sizeable dual aspect living room measuring 22ft, opening out to a modern conservatory and a cloakroom/W.C. complete the ground floor. On the first floor there are three double bedrooms and a family bathroom fitted with a modern suite.

Outside to the front is a lawned garden with driveway parking and gated side access to the rear garden. This is mainly laid to lawn with an area of paved patio and gated rear access to the garage nearby.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Composite front door with stairs to first floor, understairs cupboard-

CLOAKROOM/W.C.- White low-level W.C., wash hand basin, heated towel rail, side aspect window.

KITCHEN- Fitted with a range of painted wall and bass units with complimenting worktops. 4 ring gas hob with cooker hood above and steel back splash, integrated eye level double oven, stainless steel sink with mixer tap and tiled back splash. Space for breakfast table, fridge freezer, washing machine and dishwasher

LOUNGE/DINING ROOM- A spacious living area with laminate flooring and large front aspect double glazed window overlooking the front garden. Attractive brick fireplace and double-glazed doors opening into-

CONSERVATORY- A double-glazed conservatory with tiled flooring and double doors opening into rear garden

FIRST FLOOR LANDING- Front aspect double glazed window.

BEDROOM- Double bedroom with rear aspect double glazed window

BEDROOM- Double bedroom with front aspect double glazed window.

BEDROOM- Double bedroom with rear aspect double glazed window overlooking rear garden

BATHROOM- Panel-enclosed bath with mixer tap and shower head above, glass screen and tiled surround. Pedestal hand wash basin, mixer tap, low-level W.C., and chrome heated towel rail. Obscured double-glazed window











Outside…

FRONT GARDEN- Astroturf, fence enclosed, private drive with gate access to rear garden

REAR GARDEN- A generously sized garden with large area of patio wrapping around side of property. Astroturf with raised decking and shed, all fence enclosed with gated rear access to garage.

PARKING- Drive to front of property

GARAGE- In block nearby with up and over door.





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







Location…

Yew Tree Close 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

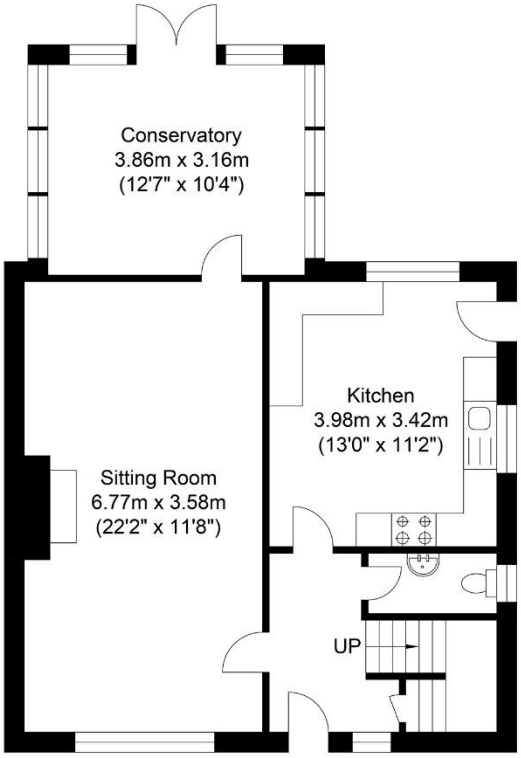
Gas central Heating

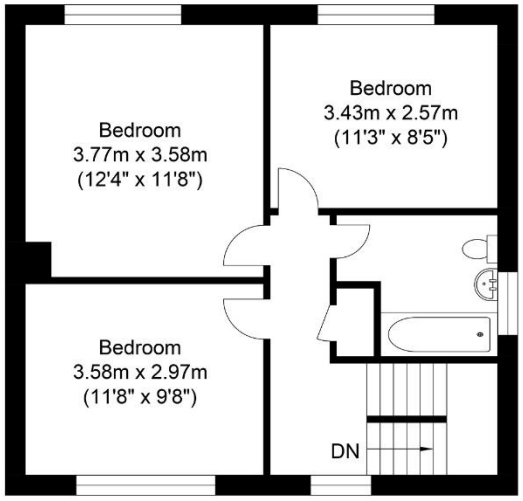
Double Glazing.

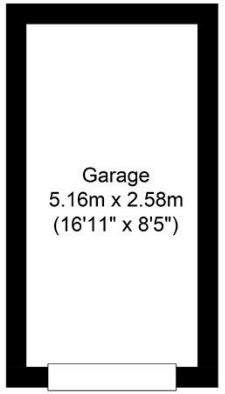
EPC Rating – D

Council Tax Band – D

Viewing recommended









Ground Floor
Approximate Floor Area
652.83 sq ft
(60.65 sq m)

First Floor
Approximate Floor Area
517.42 sq ft
(48.07 sq m)

Garage
Approximate Floor Area
143.26 sq ft
(13.31 sq m)

Approximate Gross Internal Area (Excluding Garage) = 108.72 sq m / 1170.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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