

£475,000-£500,000 guide price

39 Ballard Drive, Ringmer, East Sussex, BN8 5NU

MANSELL McTAGGART

Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented and extended 4-bedroom family home situated in the highly popular Broyle estate on the outskirts of Ringmer village.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style with wonderful open-plan living and rear extension with double doors to the rear garden.

There is a spacious entrance hall with ground floor W.C. and generous front aspect sitting room. Upstairs, split over two floors is a modern fitted family bathroom and four bedrooms, varying in size, featuring a second floor spacious loft conversion and double bedroom opening onto a roof terrace with stunning far-reaching views over the Sussex countryside.

Outside, the property is surrounded by garden with a choice of paved areas to the rear and laid to lawn to the front.

VIEWING RECOMMENDED









The property…

ENCLOSED PORCH- Composite front door to brick-built porch with side aspect window and space for coats and shoes, door to-

ENTRANCE HALL- Front door, stairs to first floor, side aspect double glazed window, door to-

SITTING ROOM- A great sized, naturally bright space with an expansive front aspect window, overlooking the front of the property with engineered wood flooring, open to-

KITCHEN/DINING ROOM- The beautiful, contemporary, modern kitchen is the true centrepiece of the home, combining abundant natural light and a stylish fitted kitchen with travertine flooring and space for dining table. Double glazed sliding doors providing direct access to the rear garden. This is open to the newly fitted kitchen, comprising fitted Shaker style wall and base units it's a soft sage palette with complementing wooden worksurfaces. One and half bowl ceramic sink with swan mixer tap adjacent and rear aspect windows above overlooking the rear garden and further over open fields. With space for a range style cooker, integrated cooker hood above, space for fridge freezer, washing machine and tumble dryer.

CLOAKROOM/W.C.- White low-level W.C., wash hand basin with set in vanity unit below, window to the side

FIRST FLOOR LANDING- Side aspect double glazed window, stairs to second floor

BEDROOM- A super double room with built in wardrobes and double doors open to a rear aspect roof terrace with stunning far-reaching views across open fields

BEDROOM- A good size double room with front aspect double glazed window overlooking the front of the property

BEDROOM- A single bedroom with side aspect window











Property and Outside…

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin, low level W.C., and obscured windows.

BEDROOM- On the second floor is a beautifully converted loft, now presenting a double bedroom with ample eaves storage, vaulted ceiling and Velux windows providing gorgeous, far-reaching views over the Sussex countryside





FRONT GARDEN- Paved pathway to the front door with well-maintained area of laid to lawn in front of property, with a range of flowers, trees and plants. Paved driveway to side of property leads to a garage with roller door, great storage space, with space for vehicle

REAR GARDEN- A deceptively generous garden to the rear, block paved ideal for potted planting, alfresco dining and entertaining. A low fence to the rear opens out to a uninterrupted views of the Sussex countryside. Fence to the side for private gated side access.

PARKING- Shared driveway to side of property, providing off street parking







Location…

Ballard Drive 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

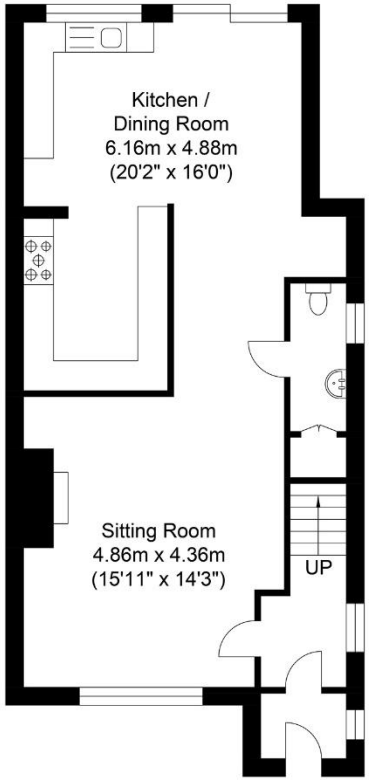
Gas central Heating

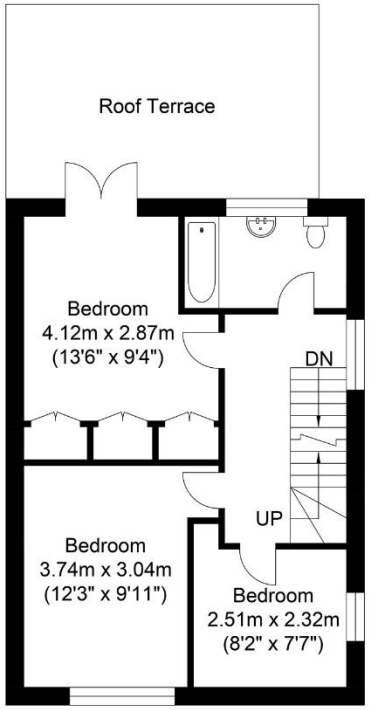
Double Glazing.

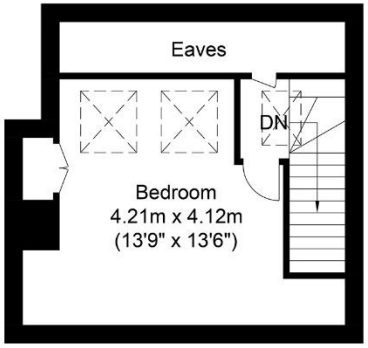
EPC Rating – D

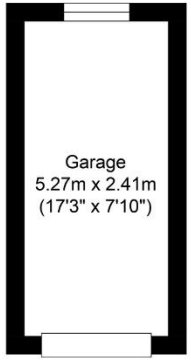
Council Tax Band – E

Viewing recommended









Ground Floor
Approximate Floor Area
638.08 sq ft
(59.28 sq m)

First Floor
Approximate Floor Area
457.25 sq ft
(42.48 sq m)

Second Floor
Approximate Floor Area
282.01 sq ft
(26.20 sq m)

Garage
Approximate Floor Area
136.70 sq ft
(12.70 sq m)

Approximate Gross Internal Area (Excluding Garage) = 127.96 sq m / 1377.35 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

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

MANSELL McTAGGART
Trusted since 1947