



3 Broyle Paddock, Ringmer, East Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

3 Broyle Paddock, Ringmer East Sussex, BN8 5NT

A comfortable, attractive three-bedroom bungalow in a popular village location just outside of Lewes

Lewes town centre 3.6 miles, Lewes mainline station 4.3 miles (1 hour 10 minutes to London Victoria), Brighton 12.5 miles, M23 24 miles

Sitting room | Study | Kitchen/dining room
Three bedrooms | Family bathroom | Garage
Garden | Driveway | EPC rating D

The property

3 Broyle Paddock is a beautifully presented three-bedroom link-detached bungalow that offers accessible accommodation, clean, neutral décor and attractive modern fittings throughout.

At the front, the entrance opens into a porch which leads into the kitchen and dining room, with its sleek, contemporary storage units, integrated hob and oven and space for all the necessary appliances. There is also space for a small family dining table. A door also opens from the kitchen to the side passageway for storage and access to the rear garden. The well-proportioned sitting room is a comfortable space in which to relax, with large window to the front, which welcomes plenty of natural light.

There are two double bedrooms towards the rear, as well as a third single bedroom, which could be used as a study or home office, if required. Both double bedrooms overlook the south-facing garden. The property also has a family bathroom with an over-bath shower.

Outside

At the front of the property, a block-paved driveway provides parking for at least two vehicles, along with access to the integrated single garage. The rear garden includes a small, manageable area of lawn, a raised bed for plants or vegetables, a storage shed and gravel borders. To the side there is a gravel terrace area for al fresco dining.

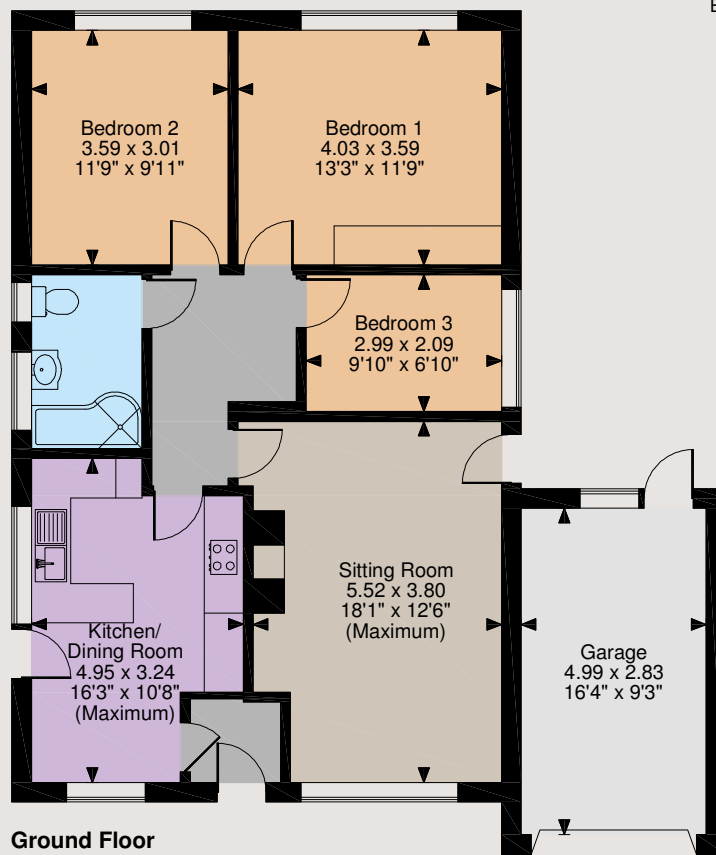
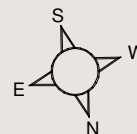
Location

The popular village of Ringmer lies in a picturesque rural position on the edge of the South Downs National Park and just three miles from the historic town of Lewes. The village has several everyday amenities, including a local shop and post office, a village hall, several cafés and pubs and both a primary and secondary school. Lewes has further amenities, including a choice of shops, supermarkets, restaurants and cafés, while Brighton and the Sussex coast are also within easy reach. Lewes offers further schooling, including the independent Lewes Old Grammar School. The area is well connected by road, with the A26 and A27 nearby providing access toward Lewes, Uckfield, Brighton and Eastbourne, while mainline rail services are available from Lewes (1 hour 10 minutes to London Victoria).





Floorplans
House internal area 890 sq ft (83 sq m)
Garage internal area 152 sq ft (14 sq m)
Total internal area 1,042 sq ft (97 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8536925/PPP



Directions

From Lewes, take the A26 north towards Uckfield, then turn right onto the B2192. Continue on the B2192 for two and a half miles, heading through one roundabout and passing Ringmer village centre before taking the first exit at the next roundabout to stay on the B2192. Turn left onto Broyle Lane and after a quarter of a mile, turn right onto Broyle Paddock. The property is on the right-hand side.

General

Local Authority:

Lewes District Council, Tel: 01273 471 600

East Sussex County Council, Tel: 03456 080 190

Services: All mains services. Gas central heating

Council Tax: Band D

Tenure: Freehold

Guide Price: £425,000

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411

lewes@struttandparker.com

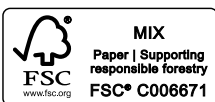
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2023. Particulars prepared February 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

