



**Bay Tree Cottage, Broyle Lane, Ringmer, Lewes, East Sussex, BN8 5PQ**

**Asking Price £699,950**

**Bay Tree Cottage, Broyle Lane, Ringmer, Lewes, East Sussex, BN8  
5PQ**

A greatly improved and extended four double bed roomed house located on the edge of the village of Ringmer. The property benefits from an en-suite shower room, countryside views, spacious living space, ample kitchen units and a separate seating area opening into the garden.

## The Property

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Bay Tree Cottage has gas underfloor heating, double glazed windows, engineered wood flooring, re-fitted kitchen and bathrooms and parking for several cars to the front of the property. The road is on the edge of the village of Ringmer ideal for countryside walks and on the main bus route and is within easy access of all of the village amenities, School and Pubs.

Glazed doors lead into an entrance porch with tiled flooring, glazed door into spacious entrance with stairs rising to the first floor. Understairs storage cupboard door to cloakroom which has a low level WC, corner wash hand basin with tiled splashback. Reception room with a bay window to the front with window seat and storage under, feature half panelled walls, further window to the side and sliding door adjoining reception room. A fitted contemporary style fire gas set in stone surround provides a focal point. Superb kitchen/breakfast room fitted with an extensive range of wall and base mounted units, window overlooking the rear garden, ceramic grey tiled flooring. Samsung American style fridge freezer and Rangemaster six ring Range cooker with extractor hood above, deep storage cupboard with 'Alpha' gas fired boiler and shelving. Seating area with doors opening to the garden.

First floor landing with doors to the bedrooms. Steps down to a double aspect bedroom with a deep wardrobe with folding doors, further cupboard with hot water cylinder. Door to main bedroom with French doors leading onto the balcony overlooking the gardens and the downland beyond. Two double wardrobes and a single wardrobe, door to ensuite with tiled flooring, part tiled walls and shower cubicle with glass sliding doors and feature panelled walls, wash hand basin with vanity unit and low-level WC. Further bedroom with double aspect with built-in wardrobe with hanging and shelving. Further bedroom with window to the front and double wardrobe. The family bathroom has been recently refitted with a stylish suite comprising of a panelled bath, fully tiled shower cubicle, concealed WC, wash and basin with vanity unit below. The walls are tiled with rectangular metro tiles and there is a heated towel rail. The garage has a metal up and over door, light and power and sink unit with storage cupboards above. The rear garden has outside lighting, large paved patio area for seating with flower borders and a lawn. The home office has light and power wood flooring and double doors. Timber garden shed. The front of the property has a brick paved driveway and mature hedge and provides ample parking for several vehicles.

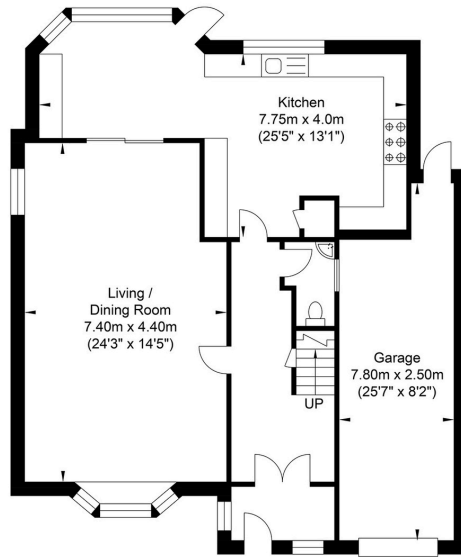
## The Location

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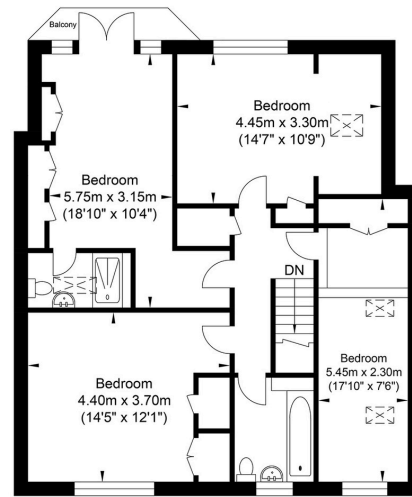
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



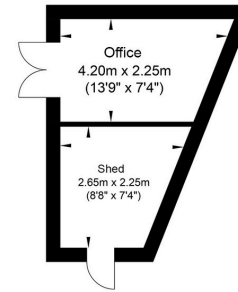
# Broyle Lane, Ringmer



Ground Floor  
Approximate Floor Area  
990.49 sq ft  
(92.02 sq m)



First Floor  
Approximate Floor Area  
812.46 sq ft  
(75.48 sq m)



Outbuilding  
Approximate Floor Area  
151.12 sq ft  
(14.04 sq m)



Approximate Gross Internal Area = 181.54 sq m / 1954.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: E



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