



£340,000 guide price

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

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The property...

A great opportunity to purchase this wonderful two double bedroom, two reception room freehold house which is situated in a small close of similar homes in the sought after village of Ringmer.

This home has been well maintained by the present owners and offers generous accommodation with separate dining room and a good size double glazed conservatory which opens onto the garden.

ENTRANCE PORCH- uPvc double glazed door and side aspect window, door to-

SITTING ROOM- A good size, bright room with a large front aspect double glazed window overlooking the front garden, decorative gas fire with timber surround and stone hearth, TV point, coved ceiling, understairs cupboard, door to-

INNER HALLWAY- Stairs to the first floor, open to-

DINING ROOM- Rear aspect uPvc double glazed window, open to-

KITCHEN- Fitted with a comprehensive range of wall and base cupboards, complimentary roll edged worktops with single bowl single drainer sink and adjacent mixer tap, space for freestanding slot-in cooker, tiled splash areas, space for low level fridge/freezer, vinyl flooring, door to-

CONSERVATORY- A good size double glazed conservatory with polycarbonate roofing, sliding double glazed patio doors opening onto the rear patio.

FIRST FLOOR LANDING- Hatch to loft space.

BEDROOM- A bright and sunny larger than average room with large front aspect uPvc double glazed window, comprehensive range of built-in wardrobes.





Property & Outside...

BEDROOM- A good size double room with large uPvc double glazed window overlooking the garden.

BATHROOM- Refitted with a modern white suite comprising a panel enclosed bath with mixer tap and shower attachment, shower curtain and rail, wash hand basin with chromed mixer tap set in vanity unit, low level W.C., heated towel rail, obscured uPvc double glazed window.

OUTSIDE

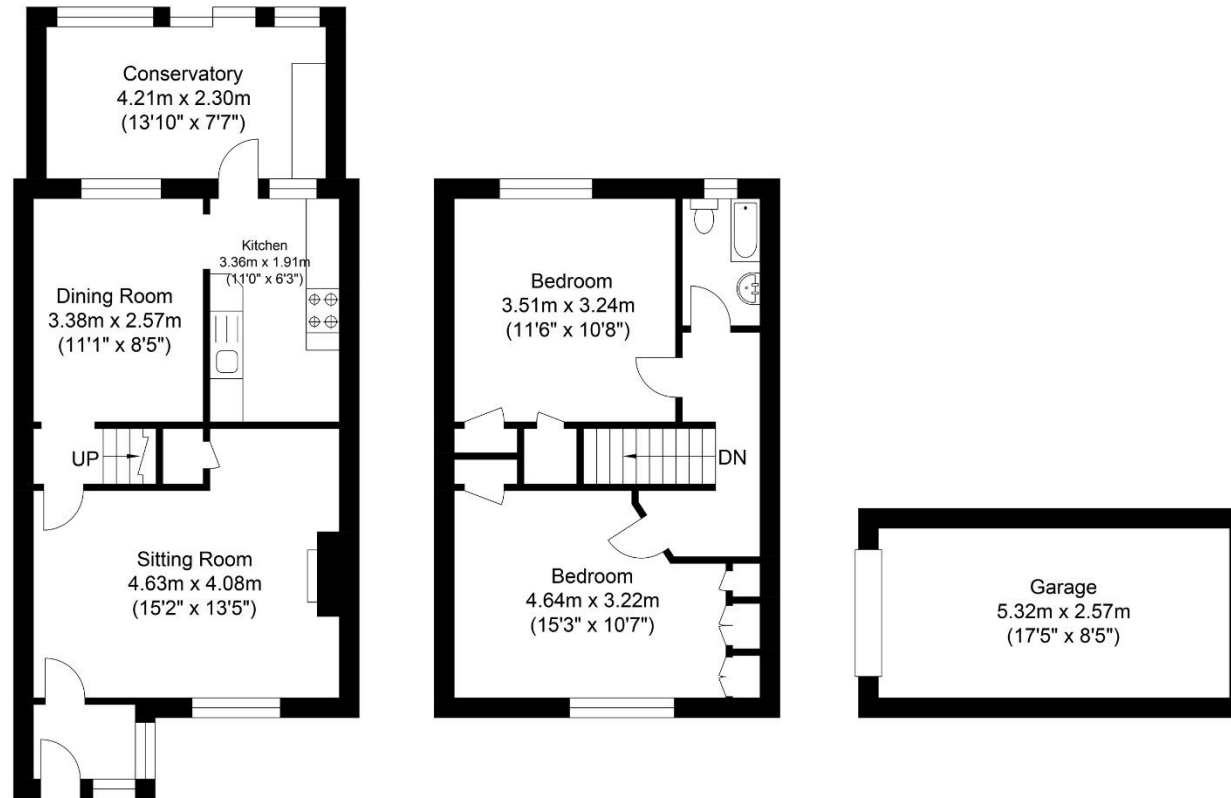
FRONT GARDEN- Enclosed by low level brick walling and raised slate beds.

REAR GARDEN- A beautifully maintained garden, well stocked with a range of mature shrubs, sandstone paving, timber shed, gated rear access.

Gas central heating
Double glazing
EPC Band- C
Council Tax Band- C

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





Ground Floor
 Approximate Floor Area
 489.21 sq ft
 (45.45 sq m)

First Floor
 Approximate Floor Area
 376.73 sq ft
 (35.0 sq m)

Garage
 Approximate Floor Area
 147.14 sq ft
 (13.67 sq m)

Approximate Gross Internal Area (Excluding Garage) = 80.45 sq m / 865.95 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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