



£350,000 guide price

4 Foxglove Close, Ringmer, East Sussex, BN8 5PB

**MANSELL
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The property...

A beautifully presented three bedroom freehold house which is situated in a small close of similar homes in the sought after village of Ringmer.

This home has been updated and improved by the present owners with modern fitted kitchen/dining room which overlooks the rear garden and offers generous accommodation.

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

SITTING ROOM- A good size room with a large front aspect double glazed window overlooking the front garden, cast iron multi fuel stove with stone hearth, TV point, downstairs cupboard, door to-

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

KITCHEN/DINING ROOM- Recently refitted with comprehensive range of modern flush fronted wall and base cupboards, granite overlay worktops with stainless steel sink and adjacent mixer tap, tiled upstands, 4 ring ceramic hob with splash panel and modern chimney style cooker hood over. Eye level oven and microwave, integrated fridge freezer and space for a washing machine, and dish washer. Room for dining table, bi-fold double glazed doors opening onto the rear garden.

FIRST FLOOR LANDING- Hatch to loft space.

BEDROOM- A bright and sunny double room with large rear aspect double glazed window, double built-in wardrobe.

BEDROOM- Front aspect double glazed window, wardrobe recess.





Property & Outside...

BEDROOM- Front aspect double glazed window..

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

OUTSIDE

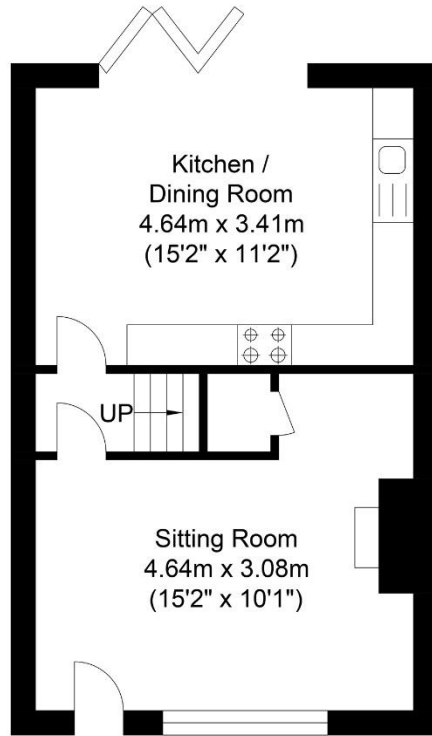
FRONT GARDEN- Path to front door.

REAR GARDEN- A beautifully maintained, Southerly facing garden, new composite decking, well stocked with a range of shrubs, sandstone paving, timber summer house, with power, timber shed, gated rear access.

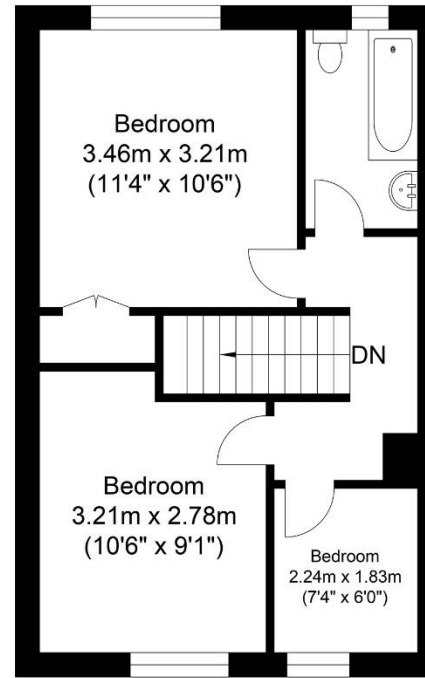
GARAGE- Up and over door.

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

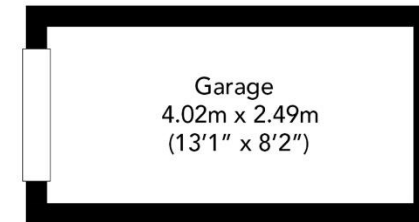




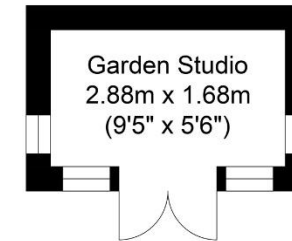
Ground Floor
Approximate Floor Area
382.11 sq ft
(35.50 sq m)



First Floor
Approximate Floor Area
382.11 sq ft
(35.50 sq m)



Garage
Approximate Floor Area
108.74 sq ft
(10.01 sq m)



Outbuilding
Approximate Floor Area
52.09 sq ft
(4.84 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 71.0 sq m / 764.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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