



£750,000 guide price

5 Northill Close, Ringmer, East Sussex, BN8 5GG

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Overview...

Northhill Close is a private cul de sac comprising of just 6 properties and enjoys views over the green to the front.

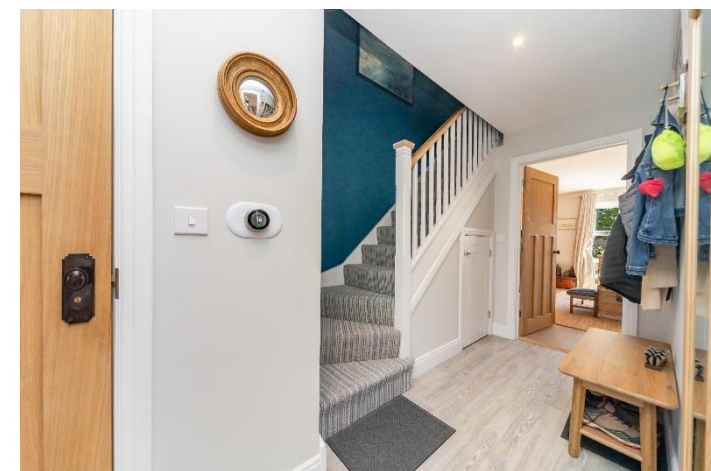
This 3/4 Bedroom home was constructed approximately 4 years ago and benefits from the remaining years on the NHBC warranty.

This super property boasts an allocated parking space, as well as a garage with EV charger. There is a beautifully maintained rear garden that is deceptively generous with a multitude of plants and flowers. There are Solar Panels also helping this home achieve an outstanding EPC rating of a B.

Inside we find a Modern Kitchen with views over the green to the front, a generously sized Sitting Room with views over the pretty garden. There is also a Ground Floor Cloakroom.

Upstairs there are 3 Double Bedrooms, two with modern fitted En Suites, and a fourth bedroom- able to be used as a single bedroom or home office/study space; there's also a Modern Family Bathroom.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Composite front door, storage cupboard, stairs to first floor and door to-

CLOAKROOM/W.C.- White low-level W.C. with tiled behind, wash hand basin with tiled splashback, obscured window and chrome heated towel rail

KITCHEN/DINING ROOM- A wonderful modern fitted kitchen comprising of white flushed wall and base units with works surfaces over. One and half bowl sink with double glazed window above, bringing natural light to the room and overlooking the front of the property; 4 ring gas hob with chimney style cooker hood above and splashback. Integrated eye level double oven, integrated fridge freezer, wine fridge and dishwasher. This opens into a space for dining table. Double doors then open into-

SITTING ROOM- A great size space, measuring 16'4ft x 15'2ft, with expansive double-glazed windows and doors flooding the room with natural light and providing direct access to the rear garden. There's a feature fireplace with a flushed mantel and surround, encasing a cast iron fireplace.

FIRST FLOOR LANDING- Airing cupboard, hatch to loft and doors to principal rooms

BEDROOM 1- A generous double bedroom, measuring 19'1ft x 10ft, with an expansive front aspect window giving pretty views of the green opposite, door to-

EN SUITE- Walk in shower with tiled surround and glass screen, wc, hand wash basin with mixer tap and set in vanity unit below, obscured window and tiled flooring

BEDROOM 2- A super double room with rear aspect double glazed windows and door to-

EN SUITE- Walk in shower with tiled surround and glass doors, hand wash basin with mixer tap and set in vanity unit below, wc, chrome heated towel rail and tiled flooring and walls





Property and Outside...

BEDROOM 3- A good size double room with front aspect double glazed window overlooking the front of the property

STUDY- A good space with a front aspect double-glazed window, ideal as a single bedroom or as a home office

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and obscured windows.

FRONT GARDEN- Block paved driveway leading to a garage with roller door, with areas for potted plants and shrubs. The garage includes EV charger.

REAR GARDEN- A deceptively generous garden, predominantly laid to lawn, bordered with an established range of plants and trees and purpose built wooden or brick raised flower beds. An area of patio at the rear of the property is ideal for alfresco dining and entertaining, furthered by outdoor lighting and tap; fence enclosed with private gated access to the rear

PARKING- In front of the garage, ample parking is available in the close, however is not allocated





Location...

Northill Close - Situated on a new development that is just four years old. The cul de sac comprises of just 6 properties.

A village with a great sense of community and plenty to offer for those who want to take part, yet peaceful enough to enjoy the more rural surrounding for those that prefer the quieter village lifestyle.

Located in the heart of the village is a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy.

The village is flanked by South Downs National Park. There are beautiful and iconic walks all around and at the highest point, between Ringmer and Glynde provides magnificent far-reaching views to the River Ouse, the Ashdown Forest and across Lewes.

Ringmer hosts a plethora of sports and activity clubs catering for all ages including a football team, stoolball, cricket, bowls, croquet. The Anchor Inn and The Green Man public houses are popular choices within the village, with The Cock Inn located on the outskirts, with all three offering dining and traditional pub gardens to be enjoyed in fairer weather.

Tenure - Freehold

Residents Association Charge- apx £392.94 p.a.

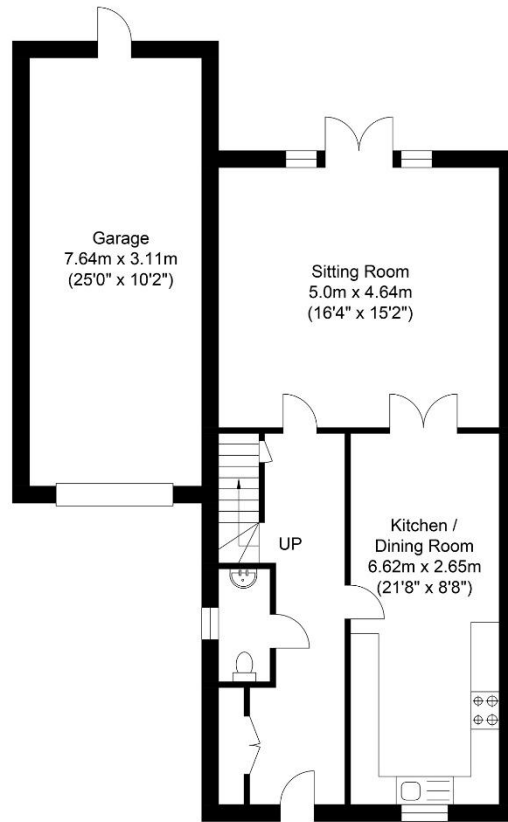
Modern Gas central Heating - Modern Double Glazing - NHBC warranty with apx 6 Years Remaining

EPC Rating - B

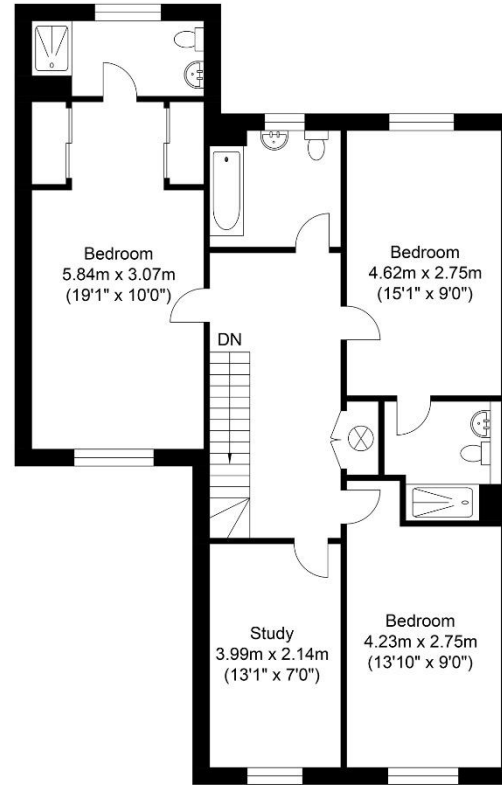
Council Tax Band - F

Solar Panel PV with inverter and battery





Ground Floor
Approximate Floor Area
882.21 sq ft
(81.96 sq m)



First Floor
Approximate Floor Area
882.21 sq ft
(81.96 sq m)

Approximate Gross Internal Area (Including Garage) = 163.92 sq m / 1764.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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