

£360,000 guide price

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

MANSELL McTAGGART

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Overview...

A great opportunity to purchase this beautifully presented and updated 3-bedroom family home situated in a quiet close on the popular Broyle estate, located on the outskirts of Ringmer village and within walking distance of the regular bus services and recreation grounds.

This super property has undergone an extensive improvement and now boasts bright and spacious accommodation to ease everyday family life. There is a beautiful sitting room, naturally bright with a feature fireplace, a wonderfully updated modern fitted kitchen finished in a contemporary style, leading to a southerly facing conservatory.

On the first floor is the bathroom, refitted with a modern white suite and three bedrooms, varying in sizes and enjoying a pretty outlook.

Outside, the property enjoys a southerly facing garden with areas of paved patio and lawn with private side access. Adjacent to the property is a garage with up and over door providing storage, a side door leads to a separate, newly decorated area, ideal as a home office.









The property…

ENTRANCE HALL- Side door, stairs to first floor, with doors to principal rooms

SITTING ROOM- A great size room, measuring 15'2ft x 13'3ft, with double glazed windows overlooking the front garden, feature fireplace with stone hearth and wooden mantel, cupboard understairs and door through to-

KITCHEN/DINING ROOM- A wonderful, light and airy room flooded with natural light, fitted with a comprehensive range of flush-fronted wall and base cupboards complemented by work surfaces finished in a stone shade, one and half bowl sink with double glazed side window above, further enhancing natural light. 4 ring gas hob with integrated chimney style cooker hood above and integrated double oven below with tiled black splash. Space for a family dining table assisting with everyday life and socialising, to the rear double-glazed sliding doors open to-

CONSERVATORY- Triple aspect of double-glazed windows with a glass roof, to the side sliding doors open directly to the rear garden

FIRST FLOOR LANDING- Doors to principal rooms

BEDROOM- A super double room with rear aspect double glazed windows enjoying a pretty outlook, built-in wardrobes

BEDROOM- A good size double room with front aspect double glazed windows, built in wardrobe

BEDROOM- Single bedroom with front aspect double glazed windows overlooking the front of the property

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over and tiled surround, pedestal wash hand basin low level W.C., chromed heated towel rail, obscured windows and herringbone flooring















Outside…

FRONT GARDEN- To the front, an area of well-maintained laid to lawn with a selection of pretty plants. A pedestrian path leads to the side door and a gate provides direct access to the rear garden

GARAGE- Adjacent to the property a brick-built garage with manual up and over door creates a brilliant storage space with off street parking in front. A pedestrian door to the side, leads to a newly renovated space with power, light and herringbone flooring, ideal for use as a home office

REAR GARDEN- A beautifully maintained space with areas of paved patio to the rear of the property, ideal for al fresco dining and entertaining, this seamlessly leads to a larger area laid to lawn, fence enclosed, with a selection of trees, plants and shrubs.

PARKING- To the side of the property, in front of the garage

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







Location…

Foxglove Close is located in The Broyle area of Ringmer, which boasts fantastic scenic walks across the local countryside, a children's playground and a regular bus service offering direct access to the village centre but also onto Lewes and Brighton.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village, we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy, a coffee shop and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.

Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond. Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Tunbridge Wells and Eastbourne.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes.

Tenure – Freehold

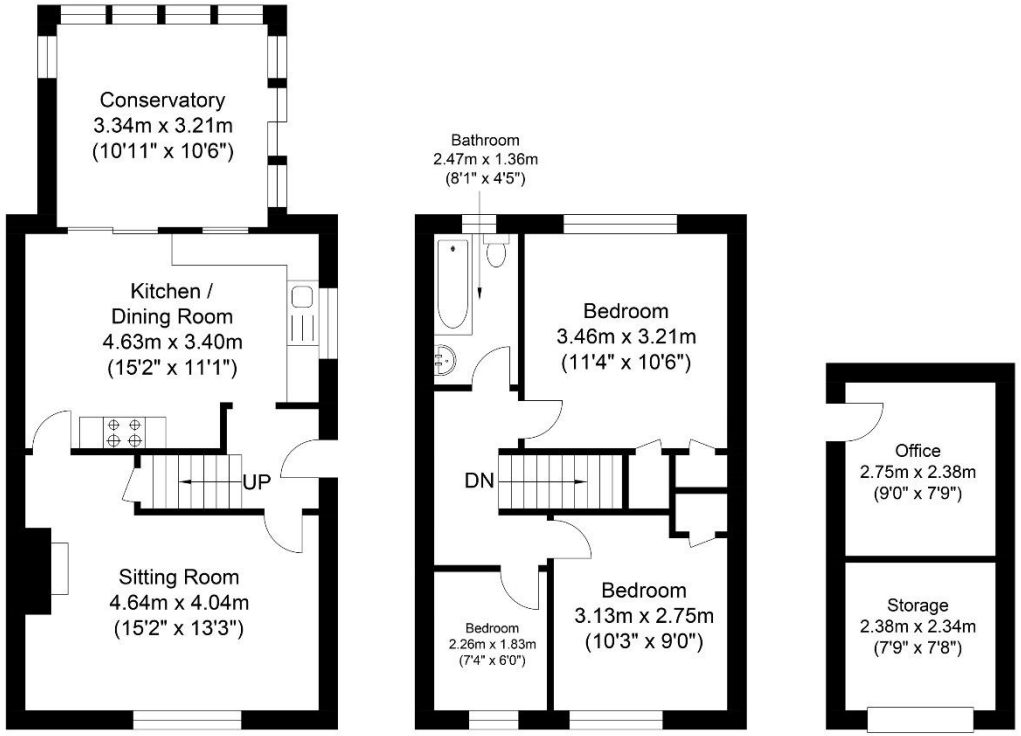
Gas Central Heating

Double Glazing.

EPC Rating – TBC

Council Tax Band – D

Viewing recommended



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Ground Floor
Approximate Floor Area
495.46 sq ft
(46.03 sq m)

First Floor
Approximate Floor Area
376.62 sq ft
(34.99 sq m)

Outbuilding
Approximate Floor Area
132.93 sq ft
(12.35 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 81.02 sq m / 872.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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