



£400,000 freehold

13 Northhill 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.

The 2 Double Bedroom was constructed approximately 3 years ago and benefits from the remaining years on the NHBC warranty.

The property boasts 2 Allocated Parking Spaces and a pretty Southerly Facing Garden which has been landscaped by the current owners and the modern build has meant the property achieved an EPC Rating of 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 2 Double Bedrooms one with fitted wardrobes and a Modern Family Bathroom.

Viewings are highly Recommended.



The property...

ACCOMMODATION

Entrance Hall- A light and bright and entrance hall with painted modern panelled doors to principal rooms. Cloaks cupboard and stairs with wooden handrail and balustrade to first floor.

Sitting Room- Measuring a generous 16ft and featuring double doors with floor to ceiling windows either side enjoying views over the pretty rear garden.

Kitchen- Modern fitted kitchen finished in a timeless gloss white and complimented by grey coloured worksurfaces. The kitchen offers an array of cupboards and drawers and provides space for appliances. Views to the front which extend to the green outside.

Ground Floor Cloakroom- Modern suite comprising of a wc and wash hand basin, heated towel rail and modern grey tiled surrounds.

First Floor Landing- Linen cupboard, painted modern panelled doors to principal rooms. White painted balustrade over stairs.

Bedroom 1- A comfortable double bedroom with elevated views over the delightful rear garden. Fitted wardrobes with modern sliding doors.

Bedroom 2- Another double bedroom with a pair of windows with elevated far reaching views to the front over the green.

Bathroom- A gorgeous modern bathroom with suite comprising of a bath with shower over and glass screen door, wc and wash hand basin. Towel rail and modern tiled walls and surrounds. Tiled floor.





Property and Outside...

Garden- A pretty garden of a desirable Southerly aspect, which has been landscaped to create a cottage style of garden with a paved patio which sits under a pergola and looks onto the garden. The rest of the garden features well stocked flowerbeds adding colour and variety to the garden. A pathway meanders through leading to a garden shed and gated rear access

Parking - 2 Allocated Parking Spaces located in front of the property.



For further enquiries or to arrange a viewing,



Location...

Northill Close - Situated on a new development that is just three 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

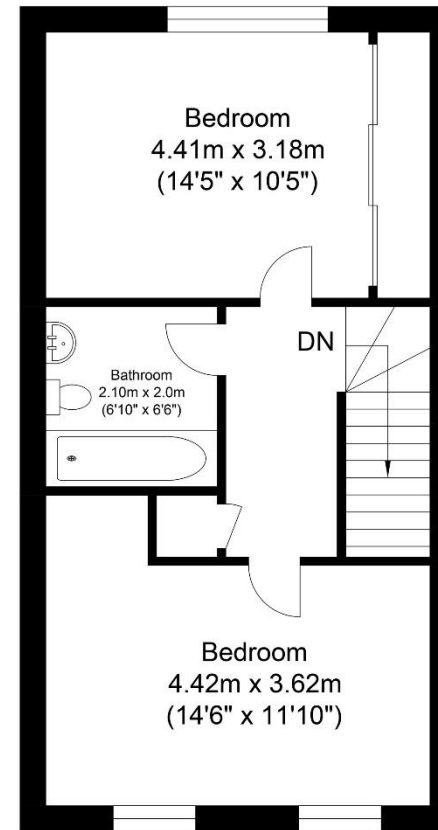
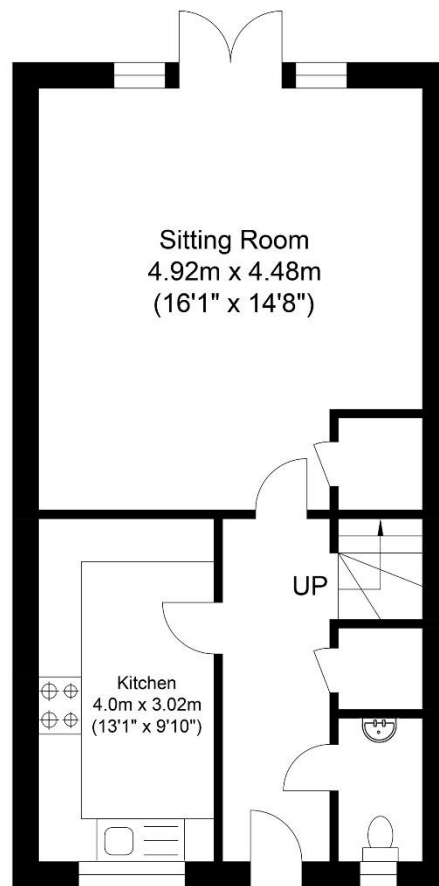
Residents Association Charge- apx £233.60per annum

Modern Gas central Heating - Modern Double Glazing - NHBC warranty with apx 7 Years Remaining

EPC Rating - B

Council Tax Band - D





Ground Floor
Approximate Floor Area
434.96 sq ft
(40.41 sq m)

First Floor
Approximate Floor Area
434.96 sq ft
(40.41 sq m)

Approximate Gross Internal Area = 80.82 sq m / 869.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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