



£340,000 OIRO

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

**MANSELL  
McTAGGART**  
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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, understairs 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.

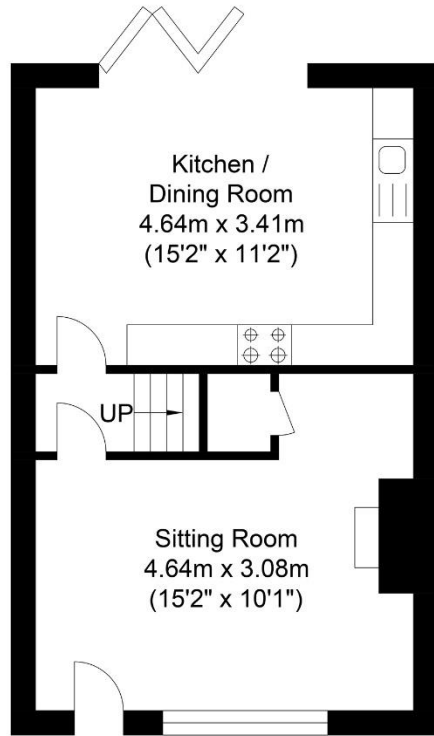
**REAR GARDEN-** A beautifully maintained, Southerly facing garden, new composite decking, well stocked with a range of shrubs, sandstone paving, timber summer house, with power, timber shed, gated rear access.

**GARAGE-** Up and over door.

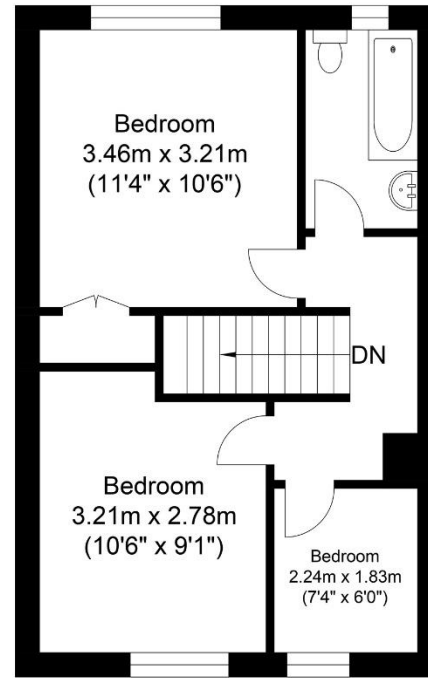
Gas central heating  
Double glazing  
EPC Band- C  
Council Tax Band- C

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

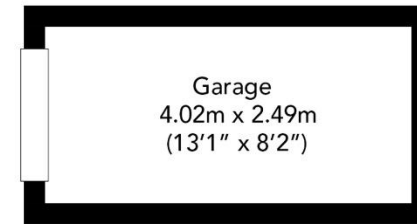




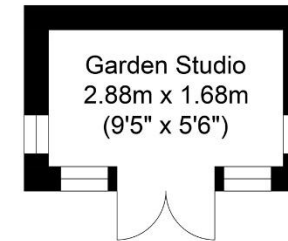
Ground Floor  
Approximate Floor Area  
382.11 sq ft  
(35.50 sq m)



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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