



£400,000 offers in excess of
15 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 home was constructed approximately 4 years ago and still benefits from the remaining years on the NHBC warranty.

The property boasts 2 Allocated Parking Spaces to the front and a pretty Southerly Facing Rear 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.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- A light and bright entrance hall with painted modern panelled doors to principal rooms. Stairs to first floor, storage cupboard and door to-

CLOAKROOM/W.C.- Modern suite comprising of a wc and wash hand basin, heated towel rail and obscured double glazed window

KITCHEN- Modern fitted kitchen finished in a timeless gloss and complimented by marble effect worksurfaces. The kitchen offers an array of cupboards and drawers and provides space for appliances. One and half bowl sink with window above with views over the village green, 4 ring gas hob with integrated chimney style cooker hood above and oven below, integrated dishwasher and fridge freezer and space for washing machine.

SITTING ROOM- Measuring a generous 16'2ft x 14'5ft and featuring double glazed double doors with floor to ceiling windows either side enjoying views over the pretty rear garden.

FIRST FLOOR LANDING- Linen cupboard, painted modern panelled doors to principal rooms. White painted balustrade over stairs.

BEDROOM- A comfortable double bedroom with elevated views over the delightful rear garden from a pair of double-glazed windows

BEDROOM- Another double bedroom with an expansive front aspect double glazed window, providing far reaching views over the village green, and boasting fitted wardrobes with sliding doors

BATHROOM- A gorgeous modern bathroom with suite comprising a panel enclosed bath with shower over and glass screen, wc and wash hand basin. Chrome heated towel rail and modern tiled walls and surrounds. Tiled floor





Outside...

GARDEN- A pretty garden of a desirable Southerly aspect, which has been landscaped to boast an area of paved patio to the rear of the property, an ideal space for alfresco dining and entertaining. A larger area laid to lawn sits in the centre with paved stepping stones lead to the rear, fence partitioned enclosing a shed for storage and a variety of potted plants and flowers. All fence enclosed.

PARKING- Block paved driveway to the front of the property with 2 Allocated Parking Spaces



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



Location...

Northhill 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

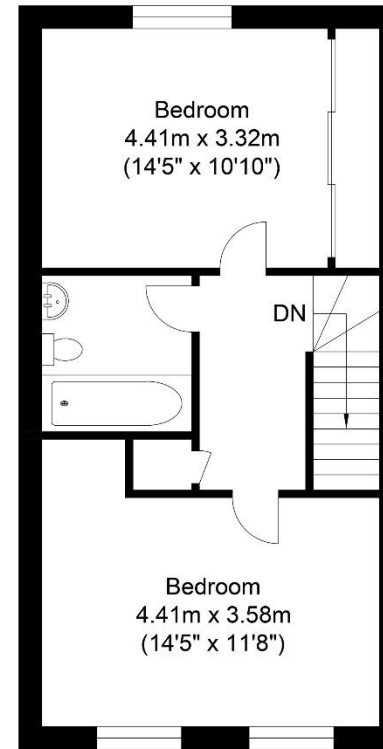
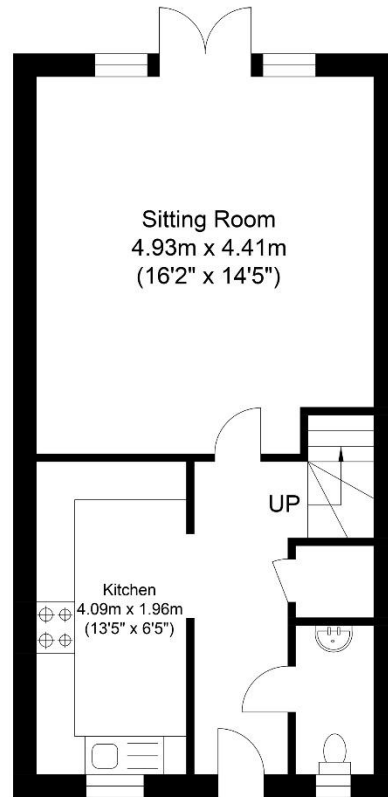
Residents Association Charge- apx £200 pa

Modern Gas central Heating – Modern Double Glazing – NHBC warranty with apx 4 Years Remaining

EPC Rating – B

Council Tax Band – D

Solar Panel PV with inverter and battery



Ground Floor
Approximate Floor Area
432.92 sq ft
(40.22 sq m)

First Floor
Approximate Floor Area
432.92 sq ft
(40.22 sq m)

Approximate Gross Internal Area = 80.44 sq m / 865.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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