



Rufus Close, Lewes

Rufus Close is situated in the favoured Wallands area with its attractive period properties and quiet, tree-lined roads. Nearby is the popular Wallands Primary School and Lewes town centre is easily walkable.

Lewes is the picturesque and historic County Town of East Sussex, situated in the stunning South Downs National Park. It offers an excellent range of amenities including many excellent independent shops and markets, a range of supermarkets, an independent cinema, leisure centre, tertiary college, primary and senior schools. The universities of Sussex and Brighton and the coast in Brighton are about 6 and 9 miles respectively and the famous Glyndebourne Opera House is about 4 miles away. Lewes mainline railway station serves London/Victoria in approximately an hour.

- Modern 'Georgian Style' town house
- Central Lewes - Wallands area
- Up to five bedrooms
- Flexible space
- Bathroom & En-suite
- Off-road parking
- Views of Lewes Castle
- Great condition throughout
- Possible annexe on ground floor
- Southerly rear garden



Sitting Room / Kitchen

31'10x15'1

Bedroom 1

14'3x9'4

Bedroom 2

13'4x8'2

Bedroom 3

10'0x6'5

Bedroom 4

12'0x8'0

Sitting Room / Bedroom 5

15'0x10'8

Bathroom

Shower Room



An attractive 'Georgian' style modern town house located in a residential close in the sought after Wallands area. The well presented accommodation offers spacious and versatile accommodation over three floors.

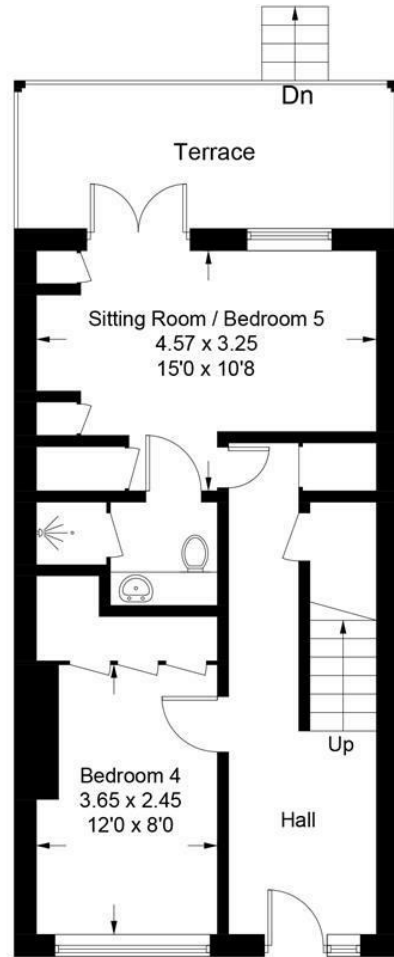
This family home currently comprises on the ground floor an entrance hallway, guest bedroom/study and a further garden room/bedroom 5 with en-suite shower room. The first floor offers a light and bright open plan kitchen/dining/family/sitting room with double aspect windows and views to Lewes Castle, a wood burner and modern fitted kitchen with built-in appliances and dining area. Three further bedrooms and a family bathroom complete the second floor accommodation where far reaching views across Lewes and to the South Downs beyond can be enjoyed from the windows at the rear.

The front garden offers off-road parking and the southerly rear garden is landscaped with a decking terrace, a brick patio and a mature planted border.

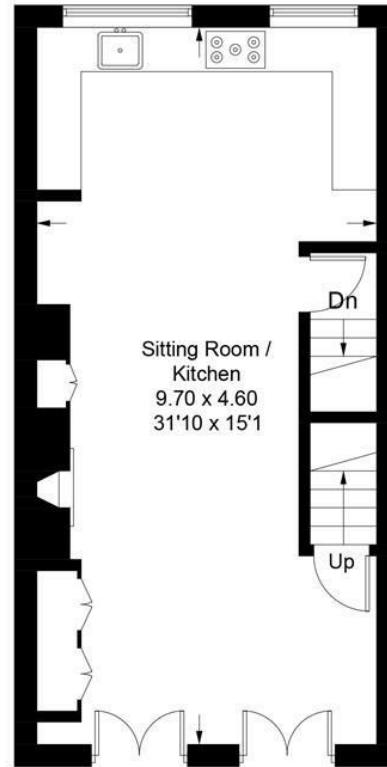
This a is very flexible home offering up to five bedrooms if required or three bedrooms and two studies - ideal for many families. The property is in great condition throughout and is very light and bright with large windows. Internal viewings are highly recommended.

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D

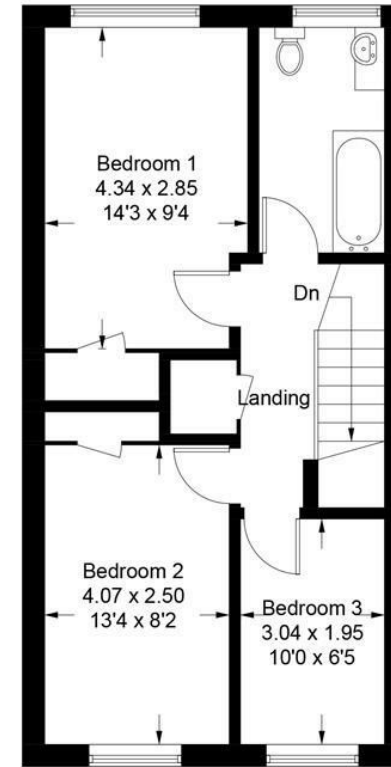




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990672)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



Lewes
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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk