



OAKFIELD



Winterbourne Close, Lewes, BN7 1JZ

Guide Price £450,000



## Winterbourne Close, Lewes, BN7 1JZ

This fine end of terrace two bedroom family home with a south-facing garden is set in an elevated position with views over Winterbourne. Constructed circa 1960, this property has been thoughtfully adapted to cater for modern day living with the open-plan ground floor layout seamlessly blending the living, dining, and kitchen areas. A gate from the south-facing rear garden provides easy access to the South Downs for countryside walks via Love Lane.

The accommodation comprises Front Door into Entrance Hall; open plan through Sitting Room/Kitchen/Diner with Sitting Room to the front of the property featuring a fireplace with inset wood burner, windows overlooking front garden, engineered oak floor boards; Kitchen/Diner with well fitted wall and base units, space for freestanding gas cooker with extractor fan over, space and plumbing for washing machine and dishwasher, Butler sink, island with drawers, space for freestanding American style fridge/freezer, wall mounted Valiant gas fired boiler, French doors to rear garden, with further double-glazed door to outside, Skylight, slate tiled floor; Dining area with engineered oak floorboards.

First Floor Landing with access to partially boarded, fully insulated Loft with electric light; Principle Bedroom with fitted wardrobe, recessed deep wardrobe area currently hidden by a curtain, exposed wooden floorboards; good sized Bedroom 2 with exposed floorboards; Family Bathroom with large walk-in shower cubicle, vanity hand wash basin, low level WC, half tiled walls, laminate flooring.

All mains services. Gas-fired central heating serves panel radiators throughout. Double glazing throughout. Lewes District Council Tax Band C.





#### Outside:

The property is approached via paved steps with an area laid to lawn to the front. To the rear of the property is a paved patio, detached Garden Studio with electric light and power, a timber-built garden store, and a raised pond. Steps lead up to an area laid to lawn with mature shrubs and trees, including Beech Trees, Cherry Laurel, Japanese Laurel, and Sarcococca (sweet Box). A gate provides access to pedestrian Love Lane at the rear of the property.

#### LOCATION:

Winterbourne Close is a highly sought after residential cul-de-sac conveniently located to the south-west of Lewes town centre, within an immediate level walk of the Winterbourne convenience store and the Southover C of E Primary School. Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops, and is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. The town also boasts a working brewery situated in the heart of the community on the banks of the Ouse. There is a mainline railway station (London/Victoria just over the hour) at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.

#### Kitchen/Dining Room

18'6 x 14'10 (5.64m x 4.52m)

#### Sitting Room

12'3x 10'0 (3.73mx 3.05m)

#### Bedroom

12'4 x 10'2 (3.76m x 3.10m)

#### Bedroom

9'1 x 9'1 (2.77m x 2.77m)

**Council Tax Band - C £2225**

## Floor Plan

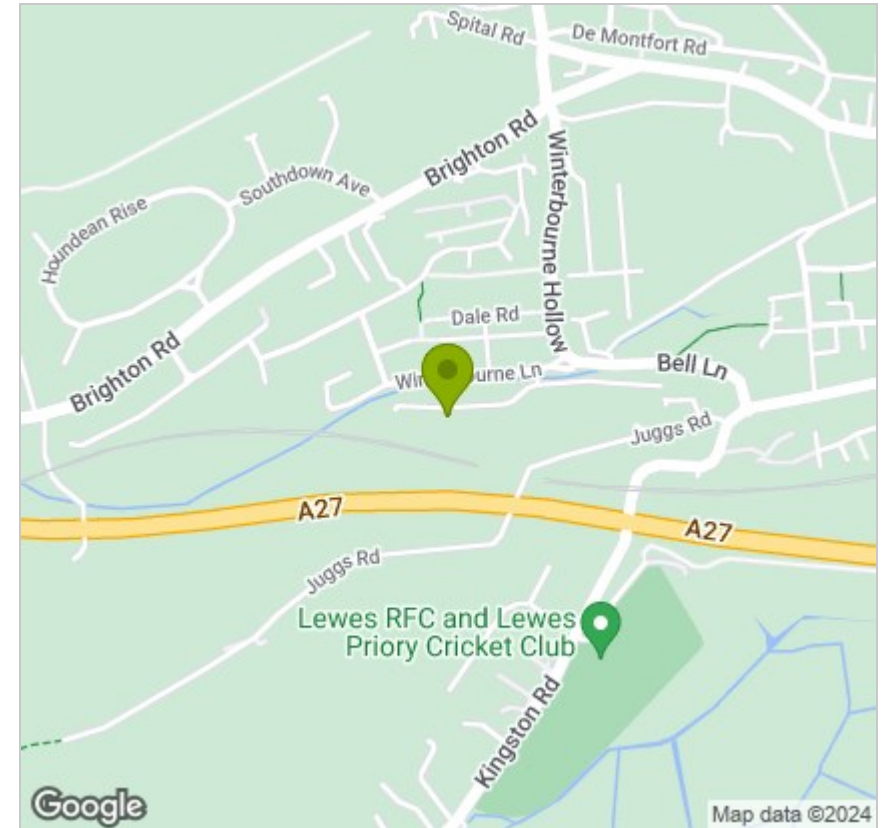


## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

