



£375,000 - £400,000 guide price

6a The Lynchets, Lewes, East Sussex, BN7 2BL

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The property...

This great modern home features a modern kitchen with an impressive range of cupboards and drawers. The Sitting room is flooded with natural light through the two sets of southwest facing double doors opening to the garden. Upstairs we find a modern bathroom, a spacious dual aspect bedroom with southwest facing double doors and Juliet balcony offering views over Lewes and the Castle.

ACCOMMODATION

Independent Entrance – Steps lead up from the driveway. Gate opens to garden with path and patio to front door.

Kitchen – Modern fitted kitchen finished in a white with a woodgrain showing, complimented by wood style worksurfaces. Wood floors and views and access via a stable door to the garden.

Sitting/Dining Room – Dual Aspect Sitting Room with double doors to the front and side leading onto the garden. Elevated views to the front. Opening to Kitchen. Stairs to First Floor.

First Floor Landing – Doors to principal rooms.

Bedroom 1 – Dual Aspect Double bedroom with Juliet Balcony with double doors proving elevated and far reaching views over the townscape and Castle. Exposed floorboards. Fitted wardrobes.

Study / Bedroom 2 – Dual aspect room overlooking garden. Exposed floorboards. Loft Hatch, boarded loft space.

Bathroom – Modern Bathroom suite, comprising of shower over bath, wc and basin. Modern tiled surrounds. Window to rear. Exposed Floorboards.





Outside & Location...

Driveway – Off Street Parking for 1 vehicle, cabling to provide Electric Charging Point.

Garden – The garden wraps around the property to two sides with an area of lawn surrounded by hedged, fenced and flint walled boundaries. Mature plants and shrubs. A generous patio lays to the side offering space for alfresco dining.

The Lynchets is a cul de sac located in the North East corner of Lewes offering direct access to the South Downs National Park.

The High Street is a 20 minute walk away with a local convenience shop within an 8 minute walk away (source google maps)

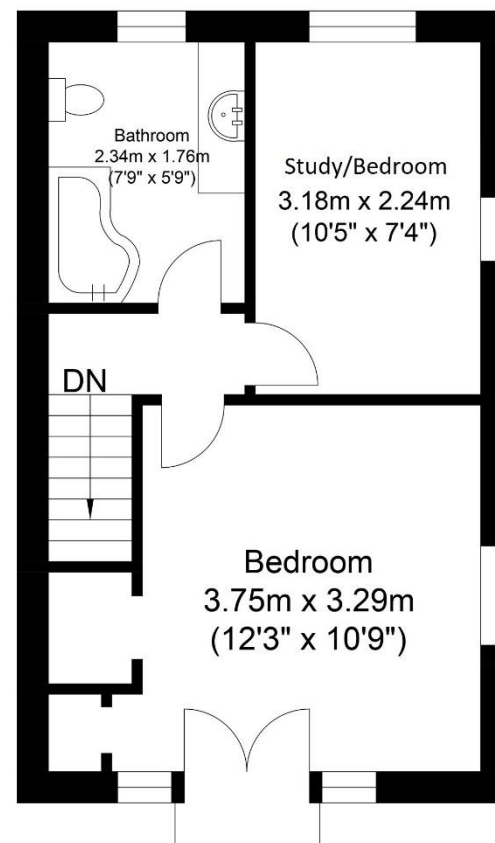
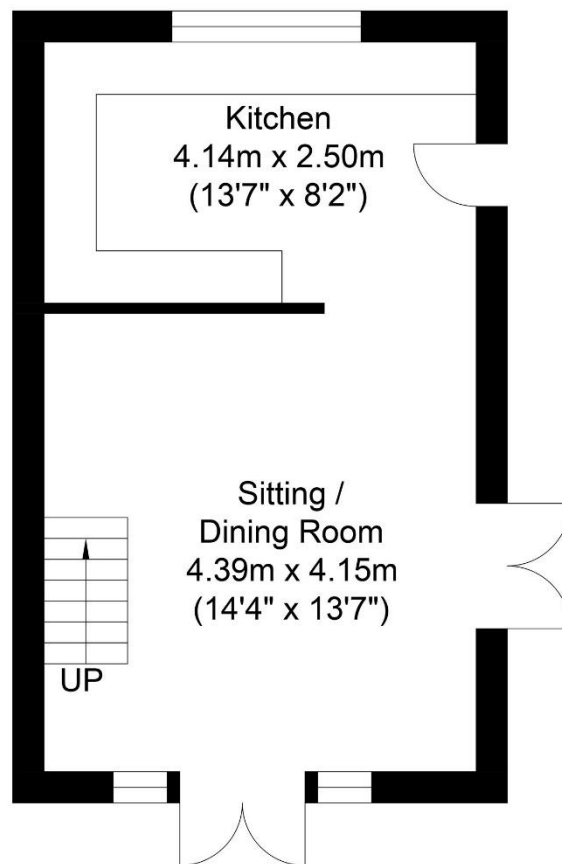
South Malling Primary School is within striking distance and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Tenure – Freehold

EPC Rating – C

Council Tax Band – TBC





Ground Floor
Approximate Floor Area
311.50 sq ft
(28.94 sq m)

First Floor
Approximate Floor Area
311.50 sq ft
(28.94 sq m)

Approximate Gross Internal Area = 57.88 sq m / 623.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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