



£375,000 freehold

50 Warren Drive, Lewes, East Sussex, BN7 1HD

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The property...

A seldom available 2 Double Bedroom home with an enviable Southerly Facing Garden and Allocated Parking Space.

The 2 Bedroom home is well presented and surprisingly close to the High Street at just a 13-minute walk (Source Google Maps)

Entrance Porch – Doors to fitted cupboards which provide excellent storage and would be suitable to store a bicycle or offer potential to create a ground floor cloakroom which has been achieved on neighbouring properties.

Entrance Hall – Doors to principal rooms, stairs to first floor landing. Cloaks cupboard.

Kitchen – Fitted kitchen finished in a timeless white colour and complimented by granite look worksurfaces. The kitchen offers an array of cupboards and drawers, space for appliances and enjoys views over the front garden.

Sitting Room – Measuring a generous 16'3 x 11'7. Patio doors with views to the garden.

First Floor Landing – Doors to principal rooms.

Bathroom – Bathroom suite comprising of panelled bath with shower over. WC and Wash hand basin. Heated towel rail and tiled walls.

Bedroom 1 – A comfortable double bedroom with far reaching views over the garden and onto the South Downs in the distance.

Bedroom 2 – Another comfortable double bedroom with window to the front. Fitted wardrobe.





Outside and Location...

Garden – Of a generous size and of an enviable Southerly Aspect. The garden enjoys Views over rooftops to the South Downs. The garden features a paved patio adjacent to the property and a path meander down passing numerous plants and shrubs to a gravelled area of garden. Side Access at the end of the garden which leads back to the street.

Allocated Parking Space - Located in front of the property.

Warren Drive is a cul de sac located on the western peripheries on the town and is just a 13 minute walk to the High Street (Source Google Maps). Access to the South Downs National Park can be found just across the road via Spital Road and bus stops offering direct routes to Brighton and Lewes High Street are at the entrance to the road. Lewes further benefits from a Mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

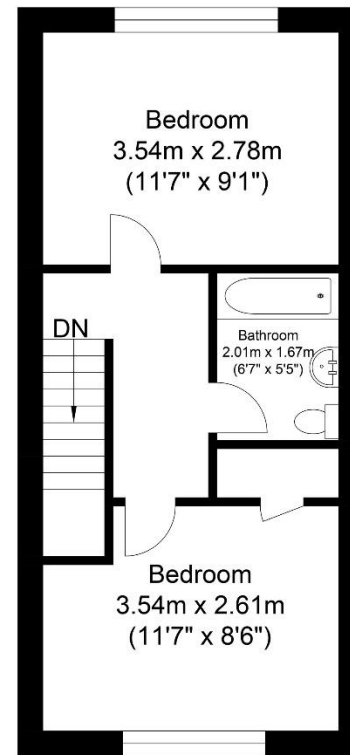
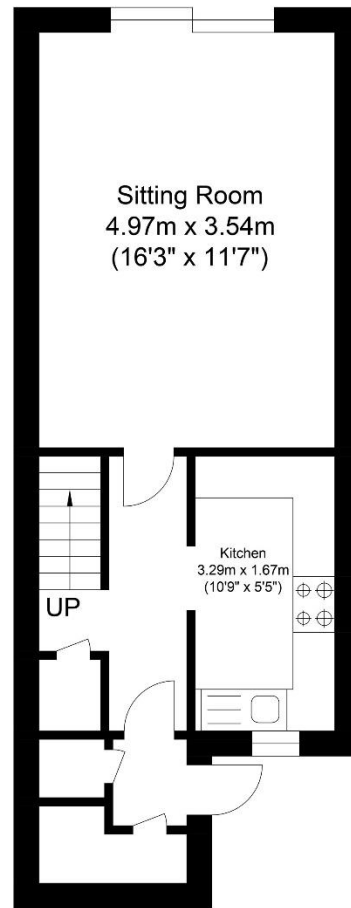
Tenure – Freehold

Gas Central Heating – Double Glazing – Solar PV

EPC Rating – C

Council Tax Band – C





Ground Floor
Approximate Floor Area
353.27 sq ft
(32.82 sq m)

First Floor
Approximate Floor Area
318.50 sq ft
(29.59 sq m)

Approximate Gross Internal Area = 62.41 sq m / 671.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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