



£575,000 offers in excess of
6 Tanners Brook, Lewes, East Sussex, BN7 1RU

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The property...

A wonderful example of a 3 Bedroom home located in the heart of Lewes Town Centre. Tanners Brook is a sought after non through road away from passing traffic but moments from the hustle and bustle of the High Street, Mainline Railway Station, pretty Grange Gardens and The Depot Cinema.

The 3 Bedroom property boasts a Generously Sized Garden and 2 Off Street Parking Spaces. Inside there is a Kitchen, Sitting Room, ground floor Cloakroom, and Family Bathroom.

Entrance Hall – Stairs with wooden hand rail and balustrade to first floor. Doors to principal rooms.

Ground Floor Cloakroom – White suite comprising of wc and wash hand basin.

Kitchen – Fitted kitchen finished comprising of a range of wall and base units comprising of cupboards and drawers. The kitchen provides space for appliances and enjoys views to the front.

Sitting/Dining Room – Measuring a generous 14'11 x 14'4 featuring views over the rear garden. fireplace with timber mantel and surround. Fitted cupboard under the stairs.

First Floor Landing – Wooden hand rail and balustrade over stairs. Doors to principal rooms.

Bedroom 1 – A comfortable double bedroom with fitted wardrobes and enjoying elevated views over the rear garden.

Bedroom 2 – Another comfortable double bedroom with views to the front.

Bedroom 3 – A single bedroom with views over the rear garden.

Bathroom – White suite comprising of a panel enclosed bath with shower over, wc and wash hand basin. Tiled surrounds.





Outside and Location...

Garden – A generously sized rear garden benefitting from rear access. The garden features a patio adjacent to the property but is otherwise laid to lawn with established boundaries.

Off Street Parking – Brick laid driveway to the front providing one allocated parking space. **Additional second parking space** located at the end of the cul de sac.

Additional Communal Garden – Located opposite the property is a pretty communal garden enclosed by a picket fence. The garden has an area of lawn with benches surrounded by mature plants and shrubs

Tanners Brook is a private non through road located in the heart of Lewes Town Centre but away from passing traffic. Both the High Street and Mainline Railway Station are within striking distance as is the pretty Grange Gardens and Priory Ruins.

Tenure – Freehold

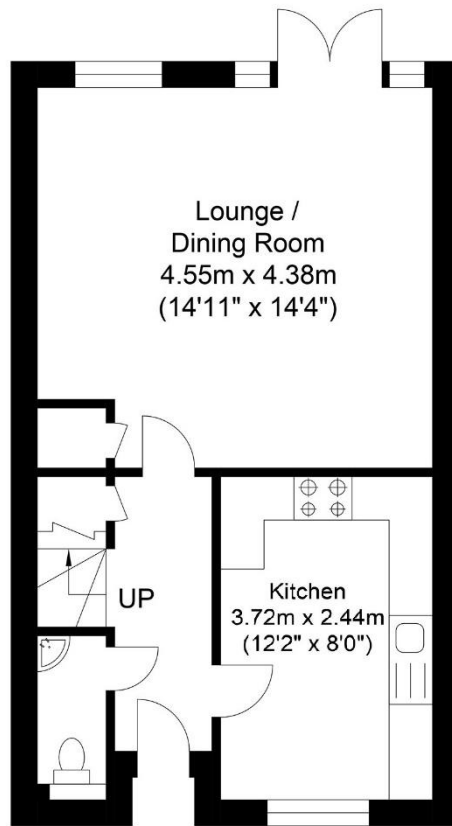
Gas Central Heating – Double glazed sash windows

EPC Rating – C

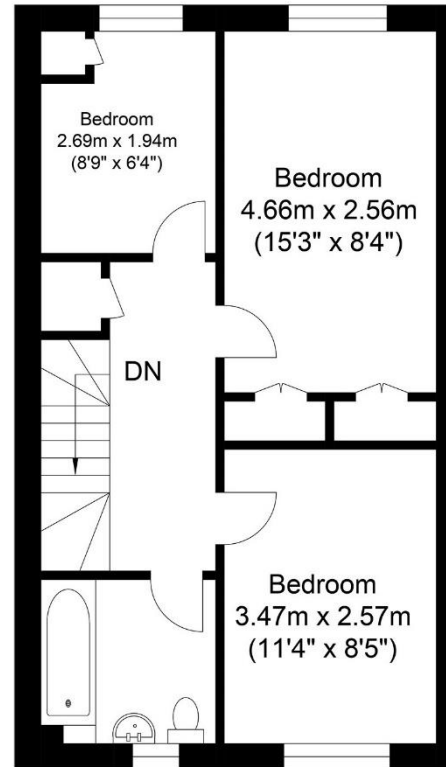
Council Tax Band – D

Residents Association Charge – apx £100 per annum





Ground Floor
Approximate Floor Area
393.74 sq ft
(36.58 sq m)



First Floor
Approximate Floor Area
401.60 sq ft
(37.31 sq m)



Approximate Gross Internal Area = 73.89 sq m / 795.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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