



£375,000 - £400,000 guide price

11 Barn Stables, De Montfort Road, Lewes, East Sussex, BN7 2SL

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The property...

A great opportunity to purchase this individual 2 bedroom property situated in a sought after mews development. This attractive property offers generous accommodation with a separate kitchen and spacious lounge/dining room with direct patio garden access on the ground floor with two bedrooms and a modern fitted shower room on the first. Outside the property boasts a bright sunny southwest facing patio garden, overlooks the communal garden and has an allocated parking space.

ACCOMMODATION

ENTRANCE HALL- Double glazed front door, stairs to the first floor with cupboard under.

KITCHEN- Refitted modern "Shaker" style cupboards with contrasting working surfaces, inset sink with adjacent mixer tap, integrated ceramic hob and double oven, spaces for fridge/freezer, washing machine and dishwasher, ceramic tiled splash areas, front aspect double glazed window.

LOUNGE/DINING ROOM- A generous size room with rear aspect double glazed window and matching double doors opening onto the rear patio garden, exposed ceiling timbers and space for a dining table.

FIRST FLOOR LANDING-

BEDROOM- A good size double room with 2x rear aspect double glazed windows overlooking the rear patio garden, range of built-in wardrobes.

BEDROOM- Front aspect double glazed window, built-in cupboard.

SHOWER ROOM- Refitted with a modern white suite comprising walk-in double shower with white tiled walls and tempered glass screen, pedestal wash hand basin with chromed mixer tap, low level w.c. with cupboard over, tiled walls and floor, extractor fan.





Outside and Location...

REAR PATIO GARDEN- A bright and attractive southwest facing garden, paved with shrub border, enclosed by walling.

ALLOCATED PARKING SPACE- Located in a block paved car park.

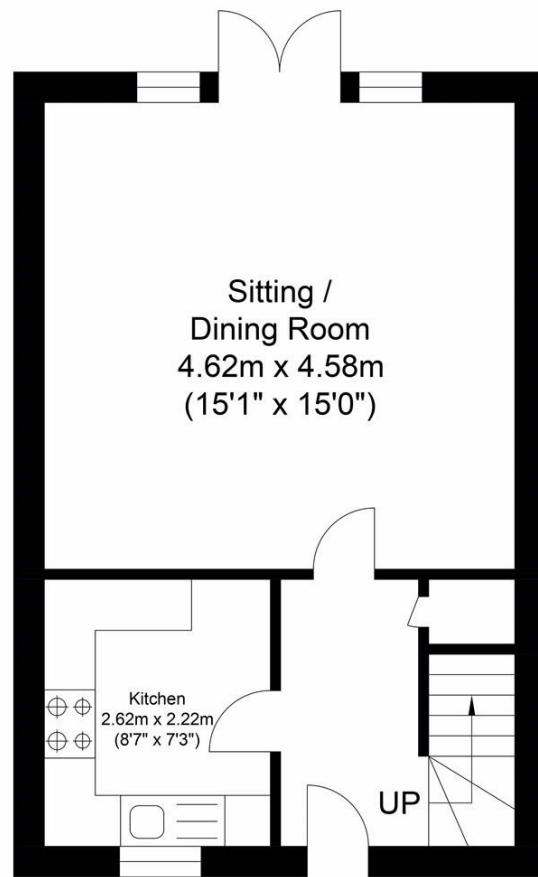
COMMUNAL GARDEN - A gated development with well maintained grounds. Pathways meander through to front doors and communal bin store.

The property is located on the western side of Lewes, with almost immediate access to The South Downs National Park but equally within easy reach of local services. Lewes has excellent train and bus services with the town centre with its comprehensive range of shops, bars and restaurants is but a short walk away.

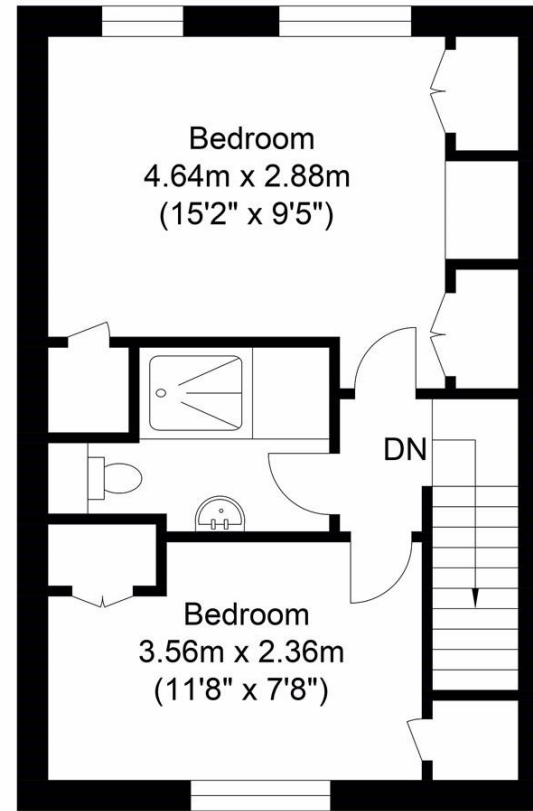
Tenure - Freehold
EPC rating - TBC
Council tax band - C

Estate charge of approximately £80 per annum





Ground Floor
Approximate Floor Area
363.06 sq ft
(33.73 sq m)



First Floor
Approximate Floor Area
363.06 sq ft
(33.73 sq m)



Approximate Gross Internal Area = 67.46 sq m / 726.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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