



£300,000 offers in excess of  
22 Winterbourne Close, Lewes, East Sussex, BN7 1JY

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# The property...

We are pleased to present this 2 bedroom semi-detached home located in a popular non through road in the Winterbourne Area of Lewes

The property does require full modernisation and we feel offers superb potential to renovate and extend if desired and stpp.

The property features a Sitting Room with parquet wood floor and a fireplace and further benefits from a generously sized rear garden.

**Entrance Hall-** Front door, stairs to first floor and door to living room, window to side.

**Through Sitting Room/Dining Room-** Measuring a generous 19'9 x 11'10 and featuring parquet wood floors. The Sitting area boasts a fireplace and bay window enjoying views over the front garden. The Dining area is open plan to the Sitting Room and features a glazed door with windows either side proving views and access to the garden.

**Kitchen-** Fitted cupboard with sink and side drainer, larder cupboard and glazed door and window proving views and access to the rear garden.

**First floor Landing-** Window to the side. Doors to principal rooms.

**Bathroom-** A white bathroom suite comprising of a panel enclosed bath, wc and wash hand basin. Frosted window to the rear and simple white tiled surrounds.

**Bedroom 1** - A generous double room with a pair of windows providing elevated views to the front.

**Bedroom 2-** A comfortable bedroom with airing cupboard and wardrobe with sliding doors. Elevated views over the rear garden.







## Outside and Location...

**Rear Garden-** A generously sized rear garden which backs onto trees. The relatively level garden is mostly laid to lawn with flower beds to most borders and a pathway which leads to the end of the garden. The garden further features a paved patio adjacent to the property and benefits from side access.

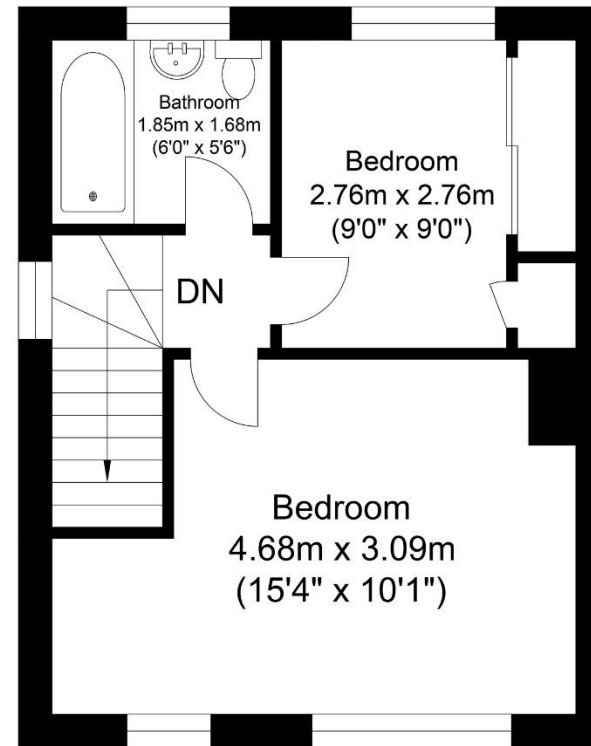
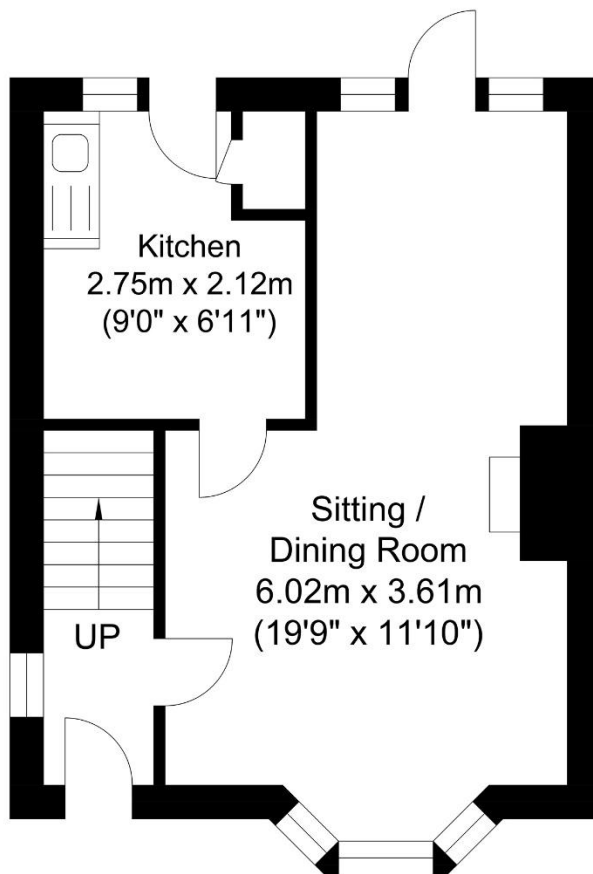
**Shared Driveway** - Located to the side of the property and shared with the next door neighbour. There is room for two vehicles parked in tandem. The front garden offers potential to be re-landscaped into a private driveway if desired, stpp and as neighbouring properties have done.

**Winterbourne Close** is a cul de sac located within the popular Winterbourne area of Lewes with a local convenience store just around the corner and a large children's recreation ground. It is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne.

Freehold

EPC Rating **E**

Council Tax Band **C**



Ground Floor  
Approximate Floor Area  
310.53 sq ft  
(28.85 sq m)

First Floor  
Approximate Floor Area  
303.21 sq ft  
(28.17 sq m)

Approximate Gross Internal Area = 57.02 sq m / 613.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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