



£575,000 guide price

5 Rufus Close, Lewes, East Sussex, BN7 1BG

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Overview...

A great opportunity to purchase this 3/4 Double Bedroom home located in a popular cul de sac in the desirable Wallands area of Lewes.

The 1,374 sq ft semi detached property would now benefit from updating and modernising but offers light and spacious accommodation.

The property boasts a Garage, Drive Way and a Westerly Facing Garden which is larger than first appears due to over growth.

The accommodation is currently arranged with 2 Double Bedrooms to the first floor with a Bathroom and separate Cloakroom and an EnSuite to the principal bedroom.

The ground floor provides a generously sized Sitting Room with open fire, Kitchen, Conservatory, Cloakroom, a Ground Bedroom and a further Reception Room/Fourth Bedroom.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- A generous entrance hall with floor to ceiling windows to either side of the front door, doors to principal rooms.

Sitting Room- Measuring a generous 17'9 and featuring floor to ceiling bay window with elevated views to the front. Fireplace with tiled surround and hearth. Door to inner hall and Dining Room/Ground Floor Bedroom.

Dining Room/Bedroom- A light and airy room offering use as a ground floor 4th bedroom or as a further reception room accessible from both the entrance hall and also Sitting Room. Window to the side and fitted cupboard.

Kitchen- Fitted kitchen with views over the rear garden. The kitchen comprises of a range of wall and base units with a worksurface over and tiled splashbacks. Door to;

Conservatory- Dual aspect conservatory with double doors and views over the rear garden.

Cloakroom - Suite comprising of wc and wash hand basin. Window to the side.

Ground Floor Bedroom- A comfortable double bedroom with double wardrobe and window to the rear.

First floor Landing- Doors to principal rooms Airing cupboard.

Bathroom- Suite comprising of a bath with hand held shower attachment, wash hand basin and tiled walls. Window to the side.

Cloakroom- WC separate to the bathroom. Window to the side.





Property and Outside...

Bedroom 1- A generous dual aspect double bedroom with elevated views over the garden. fitted wardrobe and door to;

EnSuite- A Shower Room comprising of a shower with tiled surrounds and wash hand basin. Eaves storage cupboard.

Bedroom 2- Another generous double bedroom this time with elevated views to the front. Fitted wardrobes.



OUTSIDE

Garage- Located immediately to the side of the property. Brick built with up and over garage door.

Driveway - Parking space in front of the garage. Rear

Garden- Larger than appears due to over growth, the garden features an ornamental pond and otherwise mostly laid to lawn comprising of mature and established plants shrubs bushes and trees.



Location...

Rufus Close is a popular cul de sac located in the sought after Wallands area of Lewes. Situated in an elevated position away from busy artery roads, Rufus Close is accessed via the wide tree-lined street, Prince Edwards Road. The area is popular with families being within easy reach of a number of public green spaces and recreation grounds.

The High Street is a 12 minute walk away taking you through the delightful Castle Grounds. (source Google Maps) The Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, and Lewes Old Grammar School's junior school, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar Secondary School also within walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

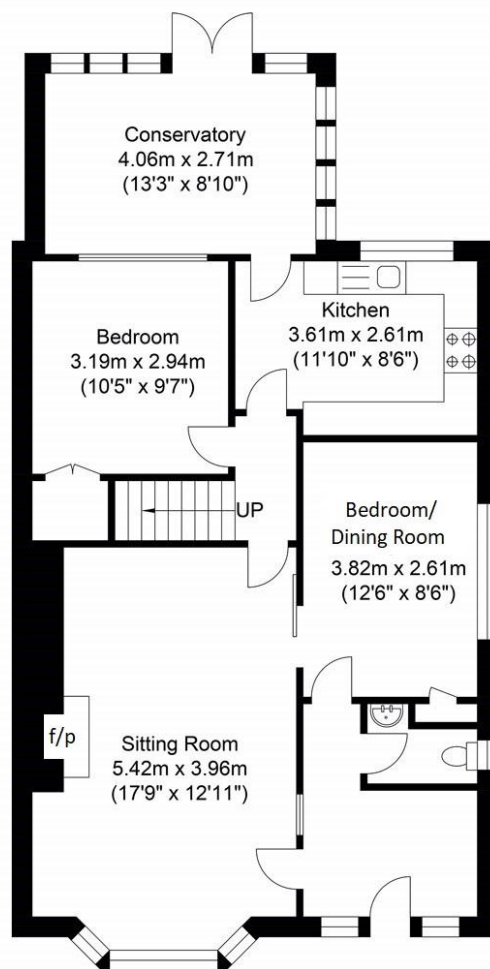


Tenure - Freehold

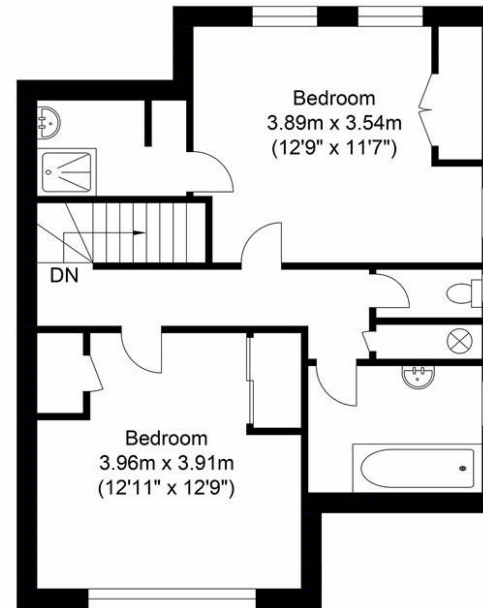
Gas central Heating - Double Glazing.

EPC Rating - TBC

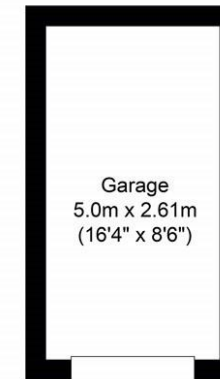
Council Tax Band - E



Ground Floor
Approximate Floor Area
839.26 sq ft
(77.97 sq m)



First Floor
Approximate Floor Area
534.85 sq ft
(49.69 sq m)



Garage
Approximate Floor Area
140.46 sq ft
(13.05 sq m)

Approximate Gross Internal Area (Excluding Garage) = 127.66 sq m / 1374.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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