



£475,000 Offers in Excess of
69 Winterbourne Close, Lewes, East Sussex, BN7 1JZ

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Overview...

A great opportunity to purchase this 3 Double Bedroom semi-detached home with Southerly Facing Garden in the popular Winterbourne Area of Lewes.

The property boasts 2 decorated and insulated Garden Studios providing excellent options for Home Offices or leisure spaces.

The ground floor is presented in a semi-open plan layout with a Sitting Room with chimney, and bay window where a large opening leads into the Kitchen Dining Room with breakfast bar and patio doors opening to the garden.

Upstairs to the first floor there is a Family Bathroom and 2 Double Bedrooms each with far reaching views. The second floor is generously given entirely to the principal bedroom which boasts triple aspect light and views and features a Juliet Balcony and modern EnSuite Shower Room.

Outside the garden is terraced being mostly laid to lawn with established plants and shrubs and backs directly onto footpaths leading to the South Downs.



The property...

ENTRANCE HALL- Front door, stairs to first floor, window to the side, stripped wood door to;

SITTING ROOM- A good size room with double glazed bay window with elevated views to the front. Chimney breast, recessed spotlights, understairs cupboard and large opening to;

KITCHEN/DINING ROOM- Fitted kitchen comprising of a cupboards and open shelves, finished in a maple wood design, the kitchen cleverly incorporates a breakfast bar into the design and enjoys views and access over the rear garden. The kitchen is completely open plan to the Dining Area which features patio doors that lead into the garden.

FIRST FLOOR LANDING- Window to the side aspect and doors to principal rooms.

BEDROOM 3 - A comfortable double bedroom with far reaching views of the rear garden.

BEDROOM 2 - A generously sized double bedroom with a pair of windows to the front with views over treetops.

BATHROOM- White suite comprising of bath with a shower over with glass screen door, wc and wash hand basin. Tiled walls with patterned border inset.

SECOND FLOOR - Door opens from the first floor landing to reveal stairs leading to the second floor which is given entirely to the principal bedroom suite.

BEDROOM 1- Measuring a generous 16ft and boasting triple aspect views to the front and rear which extend to the Lewes townscape and treeline to the rear. Double doors with floor to ceiling windows either side open to a Juliet Balcony making the most of the views over the rear garden.

EnSUITE- Modern suite comprising of a generous shower enclosure with glass door and modern grey tiled surrounds, wc and wash hand basin. heated towel rail and window to the rear rear.





Outside...

REAR GARDEN- A deceptively generous garden of a desirable Southerly aspect. The garden is mostly laid to lawn and enclosed by fenced boundaries with side and rear access which opens to Love Lane and the South Downs. There is a paved patio adjacent to the property and the terraced nature of the garden provides splendid far reaching views.

GARDEN STUDIO- Detached timber built 'cabin' providing a wonderful workspace. The Studio is decorated, with power points and light. A double glazed window and stable door provide far reaching views and open to a verandah overlooking the garden.

HOME OFFICE- The former garage has made a splendid home office which is decorated, insulated and with power points and light and windows to the front and side.

DRIVEWAY- Brick laid driveway providing private off street parking to the front of the property.





Location...

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 across the road.

The close is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne.

The High Street is surprisingly close by at just a 10 minute walk away via Rotten Row. The town centre boasts an excellent choice of shops, restaurants, cafes and public houses and is home to The Depot Cinema.

Lewes is a popular choice for schools and the town caters for all ages from Nursery through to Tertiary College offer both state schools and Lewes Old Grammar.

There is a whole host of sports clubs including, Football, Rugby, Golf, Cricket, Tennis, Stoolball, Cycling and Athletics to name a few.



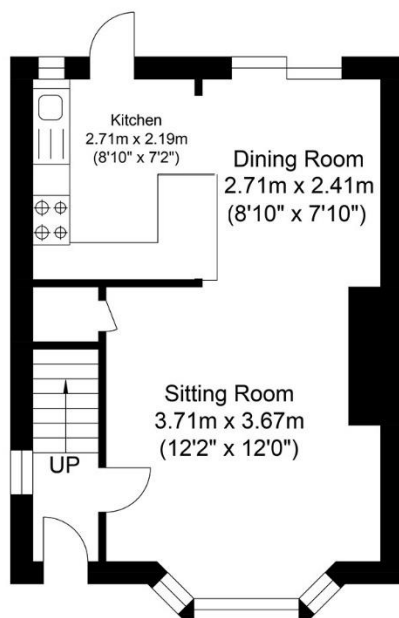
Tenure - Freehold

Gas Central Heating - Double Glazing.

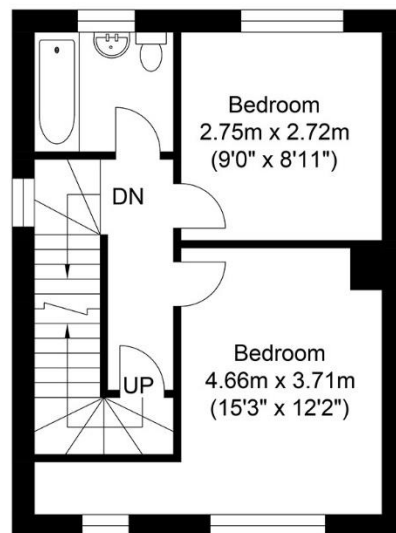
EPC Rating -

Council Tax Band - C

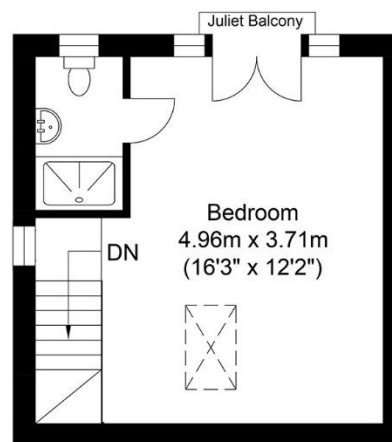
Viewing recommended



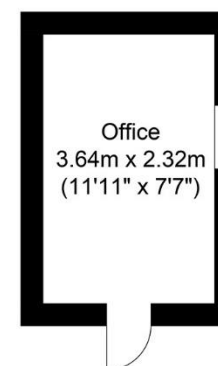
Ground Floor
Approximate Floor Area
340.13 sq ft
(31.60 sq m)



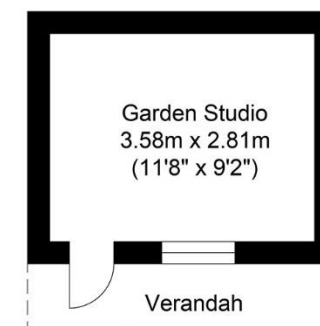
First Floor
Approximate Floor Area
329.80 sq ft
(30.64 sq m)



Second Floor
Approximate Floor Area
250.90 sq ft
(23.31 sq m)



Outbuilding
Approximate Floor Area
90.84 sq ft
(8.44 sq m)



Outbuilding
Approximate Floor Area
108.28 sq ft
(10.06 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 85.55 sq m / 920.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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