

£335,000 guide price

10 Godfrey Close, Lewes, East Sussex, BN7 2ED

MANSELL McTAGGART

Trusted since 1947

Overview...

A great opportunity to purchase this well presented 2 Bedroom End of Terrace home in the popular New Malling area of Lewes.

The property occupies a generous corner plot which offers the opportunity to be landscaped to provide a generously sized private wrap around garden if desired. The corner plot also offers potential to extend the home, subject to the necessary permissions and consents but as neighbouring properties have achieved.

The property takes full advantage of its corner position with a generously sized Sitting Room boasting dual aspect views over the garden to two sides. The Kitchen is Modern and opens to a Conservatory which leads onto the Rear Garden.

Upstairs there is a Modern Bathroom and 2 Bedrooms, the principal enjoying far reaching Views of the South Downs.

Available with No Onward Chain and benefitting from Allocated Off Street Parking.

VIEWING RECOMMENDED









The property…

ENTRANCE PORCH- A useful addition with dual aspect views over the front garden. Door to;

ENTRANCE HALL – Stairs to first floor, window to the side and door to;

SITTING ROOM- A more than generously sized reception room enjoying dual aspect views over the wrap around garden. Understairs cupboard, ceiling coving and door to;

KITCHEN- A beautiful modern kitchen finished in a timeless white and complimented by wood look worksurfaces and floor. The kitchen comprises of a comprehensive range of cupboards and drawers and enjoys views of the rear garden through the conservatory. Broom cupboard. Door to;

CONSERVATORY - A welcomed addition to any home the triple aspect views over the rear garden. tiled floor and double doors to garden.

FIRST FLOOR LANDING- Side aspect double glazed window. Doors to principal rooms.

BEDROOM 1- A generously sized double bedroom with fitted wardrobe with double doors. Boasting far reaching views which extend tot eh South Downs in the distance.

BEDROOM 2- A comfortable bedroom enjoying elevated views over the rear garden.

BATHROOM- A Light and airy, modern bathroom suite comprising of a bath with shower over and glass screen door and complimented by simple, clean, white tiled surrounds. Wash hand basin and WC. Heated towel rail and window to the rear.















Property and Outside…

FRONT GARDEN- Occupying a generous corner plot the garden wraps around the property to three sides. Currently open plan to the front and side and laid to lawn but easily landscaped with a natural boarder to consider encompassing into the rear garden to create a garden private garden if desirable. And in line with what neighbouring properties have achieved.

REAR GARDEN- Landscaped to provide a paved terrace with raised flower beds and enclosed by fenced boundaries. Gated access which leads to the parking area to the rear.

ALLOCATED PARKING- Located in a residents parking area situated to the rear of the property.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929







Location…

Godfrey Close is located in the popular New Malling area of Lewes. The area benefits from a highly acclaimed primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting. The area is served by a regular local bus service with direct services to Lewes and Brighton.

The High Street is a 19-minute walk away (source google maps), Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

South Malling Primary School is easily walkable, and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

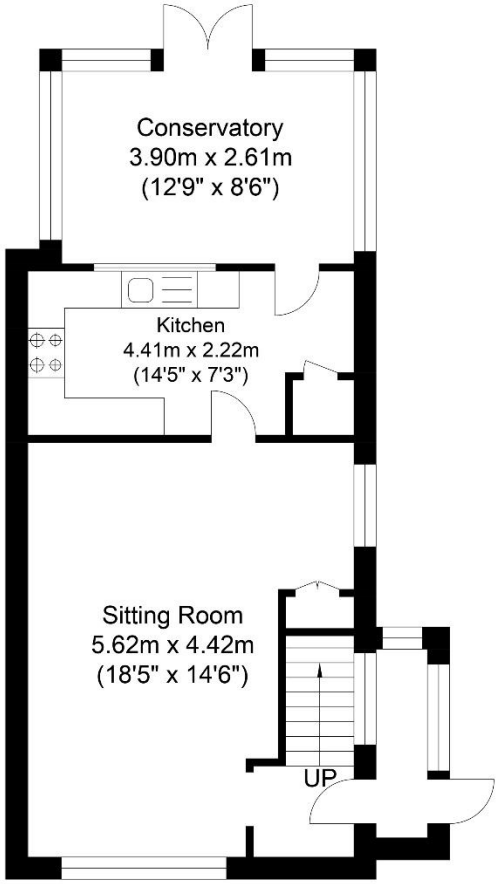
Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure – Freehold

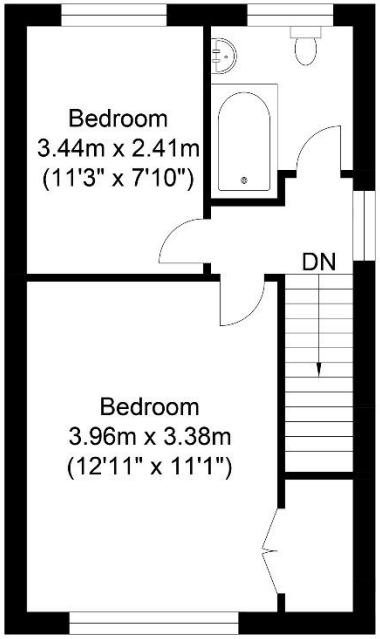
Gas Central Heating - Double Glazing.

EPC Rating – D

Council Tax Band – C



Ground Floor
Approximate Floor Area
520.65 sq ft
(48.37 sq m)



First Floor
Approximate Floor Area
377.70 sq ft
(35.09 sq m)

Approximate Gross Internal Area = 83.46 sq m / 898.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

MANSELL McTAGGART
Trusted since 1947