



Godfrey Close, Lewes, East Sussex, BN7 2ED

Asking Price £325,000

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A two bedroom mid terrace house in Lewes's Malling area, featuring a lounge/dining room, enclosed lawned garden, and allocated parking. Offered with no onward chain, this property is an ideal purchase opportunity for a First Time Buyer or Investor.

The Property

This two-bedroom mid-terrace house is located in the Malling area of Lewes and is offered with no onward chain.

The ground floor includes an entrance hall with stairs rising to the first floor and a door opening to a lounge/dining room, a versatile space for daily living and entertaining. The kitchen is adjacent to the living area and has a range of wall and base cupboards, a breakfast bar, inset cooker and a wall mounted Ideal Logic Gas fired boiler. Deep storage cupboard and a window and door to the garden.

On the first floor, there are two bedrooms. The main bedroom provides ample space with a deep wardrobe with storage above and the second bedroom can be used as a guest room, child's bedroom, or home office. and offers a pleasant view to the rear with distant views. A family bathroom completes the upstairs layout with a panelled bath with shower over, low level WC, pedestal wash hand basin and part tiled walls. There is an airing cupboard and hatch access to the loft space on the landing.

One of the features of this property is its fully enclosed lawned garden which is bordered by wooden fencing and has a rear access gate. This private outdoor space has a timber shed and is suitable for outdoor dining or for children and pets. The garden offers a quiet area for residents.

An allocated parking space is included to the rear, there is a small front garden. The Malling location offers access to Lewes town centre and the railway station. This mid-terrace house combines comfortable living with a popular location, without the complexities of an onward chain.

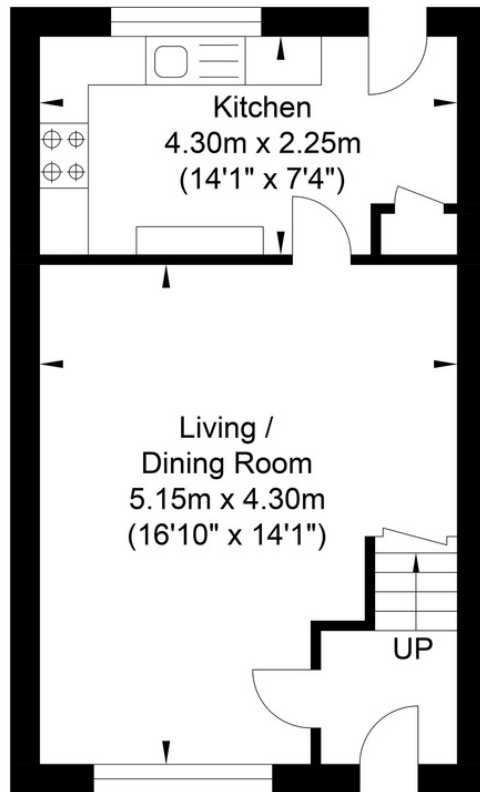
The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

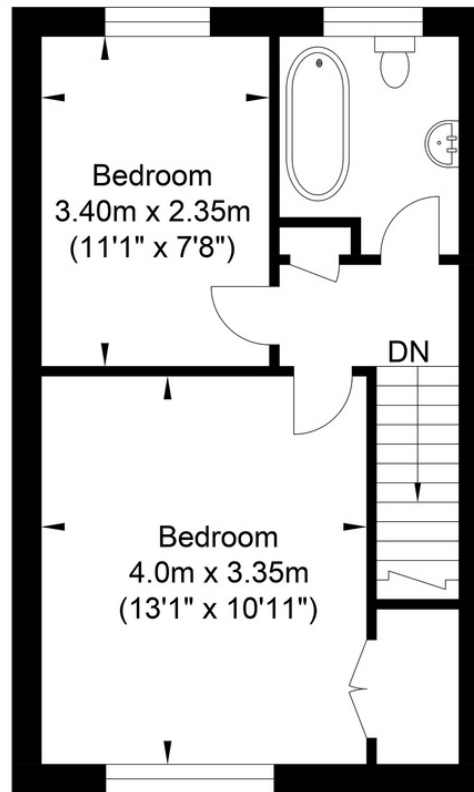
The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.



Godfrey Close, Lewes



Ground Floor
Approximate Floor Area
347.13 sq ft
(32.25 sq m)



First Floor
Approximate Floor Area
347.13 sq ft
(32.25 sq m)



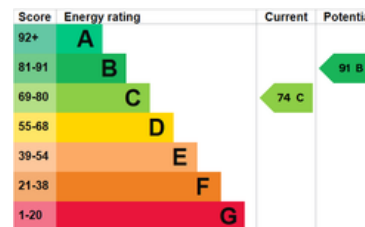
Approximate Gross Internal Area = 64.50 sq m / 694.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold

EPC - C

Council Tax Band - C



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