

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£900,000**  
**Freehold**

4x  3x  3x 

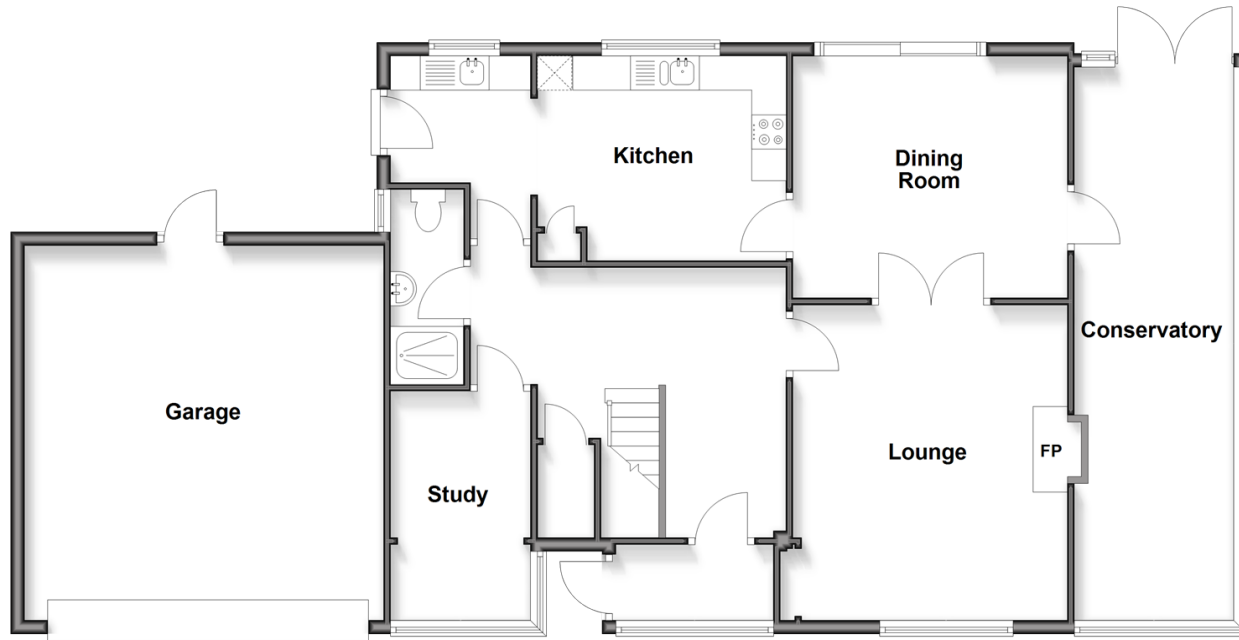
Winterbourne Mews, Lewes, East Sussex,  
BN7

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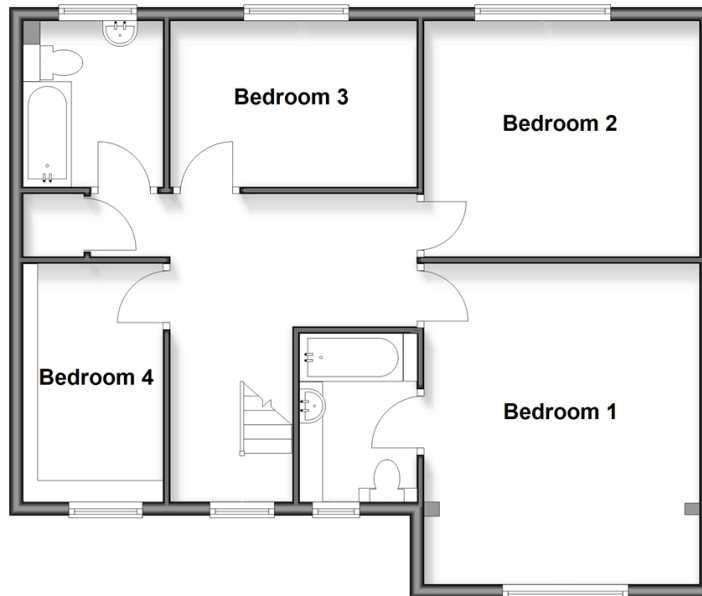
## Ground Floor

Approx. 128.4 sq. metres (1382.2 sq. feet)



## First Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Study: 11'3 x 6'10 (3.43m x 2.08m)

Shower Room

Lounge: 15'4 x 13'5 (4.68m x 4.09m)

Dining Room: 13'5 x 11'5 (4.09m x 3.48m)

Conservatory: 28'5 x 7'7 (8.67m x 2.31m)

Kitchen: 11'10 x 9'9 (3.61m x 2.97m)

Utility Area

### FIRST FLOOR

Landing

Bedroom 1: 15'5 x 13'2 (4.70m x 4.02m)

Ensuite Shower Room

Bedroom 2: 13'2 x 11'5 (4.02m x 3.48m)

Bedroom 3: 11'10 x 8'5 (3.61m x 2.57m)

Bedroom 4: 12'0 x 6'10 (3.66m x 2.08m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Garage & Driveway



## Main features

- Large family home in a cul-de-sac location
- Close to local schools, shops and mainline station
- Conservatory & study, lounge & dining room
- 1 family bathroom, 1 ensuite bathroom & downstairs shower room
- Wrap around garden with lovely seating areas
- Double garage and sweeping driveway



### Nearest Schools

Primary Schools: St Pancras Catholic Primary 0.2 miles, Southover CofE Primary 0.3 miles, Western Road Community Primary 0.4 miles. Secondary Schools: Lewes Old Grammar School 0.4 miles, Priory School 0.8 miles, Owlswick School 0.9 miles



### Transport Information

Train Stations: Lewes 0.6 miles, Cooksbridge 2.2 miles, Southease 3.1 miles



### Address

Winterbourne Mews, Lewes, East Sussex, BN7



### Directions

For directions to this property please contact us.





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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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