



Buckhurst Close, Lewes

Situated in the popular New Malling area of Lewes, this two-bedroom end-of-terrace house offers well-balanced accommodation that has been well maintained throughout. A much-loved home to the same owner for almost 45 years, this lovely property is now offered for sale and ready to move straight into.

The accommodation is bright and welcoming, with a contemporary kitchen fitted with a range of modern units and integrated appliances, while the stylish shower room has been thoughtfully updated with a quality modern suite.

Outside, the sunny rear garden has been designed with ease of maintenance in mind, featuring attractive paving complemented by well-stocked planted borders, and covered canopy adjacent to the house creating an ideal space for outdoor dining, relaxing or entertaining. A rear garden gate provides convenient access directly to the property's parking space.

New Malling is a well-established residential neighbourhood on the eastern side of the historic county town of Lewes. The area enjoys a strong sense of community and is particularly popular with those seeking a quieter setting while remaining within easy reach of the town centre. Lewes offers an excellent selection of independent shops, cafés, restaurants and traditional pubs, together with highly regarded



schools, leisure facilities and a mainline railway station providing regular services to Brighton, Gatwick Airport and London Victoria. The nearby South Downs National Park offers countless opportunities for walking, cycling and enjoying the surrounding countryside, while the River Ouse and Malling Recreation Ground are also close by, providing excellent outdoor spaces for all ages.

This property is likely to appeal to a wide range of buyers, including first-time purchasers looking to establish themselves in one of Sussex's most desirable market towns, those seeking to downsize to a low-maintenance home without compromising on outside space, professional couples requiring excellent transport links, and buy-to-let investors attracted by the property's condition and sought-after location.

Internal viewing is highly recommended. Please contact our office today to arrange your appointment.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D

draft



Entrance Porch

External door from front garden, space for storage, part glazed leading to front door.

Hallway

Stairs ascending to first floor, window to front, opens to:

Living/Dining Room

17'0" x 14'0"

Carpeted, radiator, front aspect double glazed window, space for dining table, leading to;

Kitchen

13'11" x 6'0"

Fitted wall and base cabinets, built in oven and microwave, space for washing machine, boiler housed in cupboard, radiator, window overlooking garden, part glazed door providing access.

Shower Room

Spacious walk in shower cubicle, built in hand wash basin over counter with storage under, low level WC, laminate flooring, tiled wall, window to side, heated towel radiator.

Landing

Double glazed window to front, airing cupboard with hot water tank, doors to all principle rooms.

Bedroom One

13'3" x 11'0"

Double bedroom, window to side, radiator, spacious built in wardrobe, carpeted, radiator.

Bedroom Two

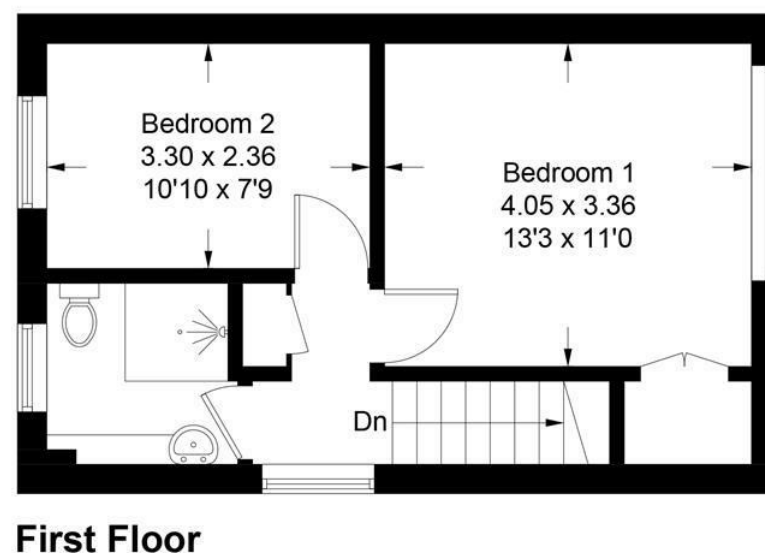
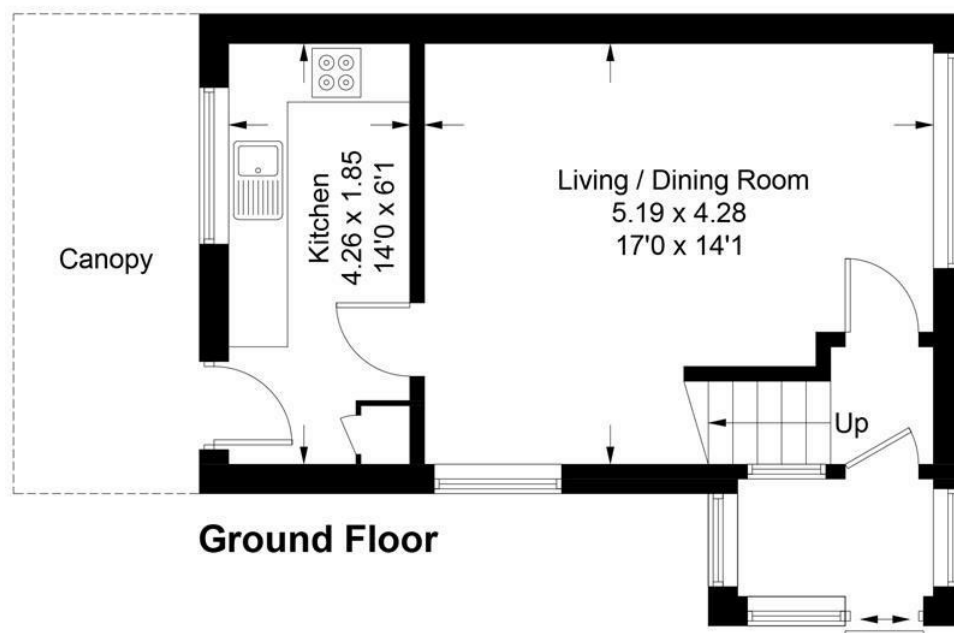
10'9" x 7'8"

Window to side, carpeted, radiator, window to side

External

Front garden with mature shrubs. Rear garden with covered canopy adjacent to house. Low maintenance paving. Raised beds and rear access to parking area.





Approximate Gross Internal Area = 64.9 sq m / 698 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324456)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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