



Guide Price
£450,000

Freehold

2x  2x  1x 

**Wells Close, Lewes, East
Sussex, BN7**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Beautifully presented home
- Family bathroom upstairs, additional shower room downstairs
- Large private garden
- Converted garage currently being used as a home office/gym
- Quiet cul-de-sac location

Accommodation

GROUND FLOOR

Hallway
 Shower Room
 Lounge: 16'7 x 13'7 (5.06m x 4.14m)
 Kitchen: 12'4 x 7'5 (3.76m x 2.26m)
 Dining Area: 12'2 x 12'2 (3.71m x 3.71m)

FIRST FLOOR

Landing
 Bedroom 1: 12'2 x 12'2 (3.71m x 3.71m)
 Bedroom 2: 10'2 x 8'3 (3.10m x 2.52m)
 Bathroom

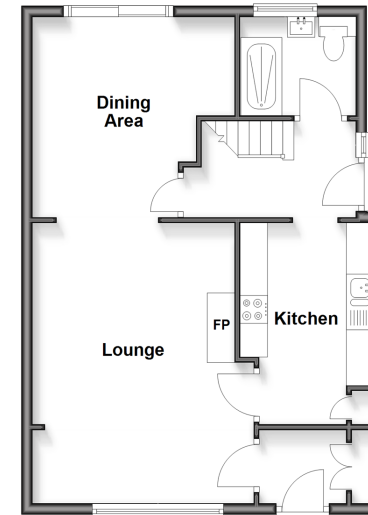
OUTSIDE

Front & Rear Gardens
 Driveway

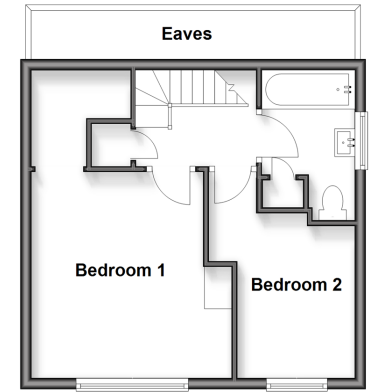
OUTBUILDING

Room 1: 11'0 x 10'4 (3.36m x 3.15m)

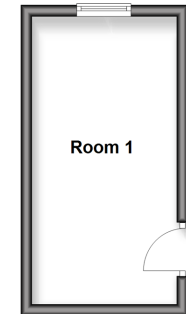
Ground Floor
 Approx. 53.3 sq. metres (573.5 sq. feet)



First Floor
 Approx. 32.7 sq. metres (351.8 sq. feet)



Outbuilding
 Approx. 13.7 sq. metres (147.9 sq. feet)



Call Lewes - (01273) 471231 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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