

£425,000 - £450,000 Guide Price

58 Winterbourne Close, Lewes, East Sussex, BN7 1JZ

MANSELL McTAGGART

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Overview...

A particularly well presented and modernised 3 Bedroom home in the popular and sought after Winterbourne Area of Lewes.

The Semi-Detached property boasts a desirable Southerly Facing Garden and benefits from a Garage and generous Driveway.

The property boasts a semi open plan layout with a Modern Kitchen Dining Room with bi-fold doors to the landscaped garden and a Sitting Room with bay window and feature Fireplace.

Upstairs there is a Modern family Bathroom and 3 comfortable Bedrooms.

The property is surprisingly close to the High Street which is just a 10 minute walk away via Rotten Row (source Google Maps) and is located within easy reach of the Mainline Railway Station, a large Recreation Ground with children's playground and also the South Downs,

VIEWING RECOMMENDED









The property…

Front door with floor to ceiling window to the side opens to;

SITTING ROOM- A comfortable dual aspect Sitting Room with feature fireplace with timber mantel and surround. The reception room enjoys elevated views of the street through a bay window, fitted bookshelf and stairs with wooden handrail and balustrade lead to the first floor. Double width opening to;

KITCHEN/DINING ROOM- Measuring a generous 16ft and enjoying dual aspect light and views over the pretty garden. The modern kitchen is finished in a soft grey and complimented by darker, stone look worksurfaces with modern waterfall finish. The kitchen provides an excellent choice of cupboards, drawers and shelves and cleverly incorporates a breakfast bar into the design. There is a door from the kitchen to the rear garden and modern bi-fold doors from the dining area which also lead to the garden.

FIRST FLOOR LANDING- Side aspect double glazed window. White painted panelled doors to principal rooms and painted balustrade over stairs.

BEDROOM 1- A comfortable double bedroom with fitted wardrobes and elevated views along Winterbourne Close.

BEDROOM 2- Another double bedroom with elevated views over the pretty rear garden.

BEDROOM 3- A comfortable bedroom with elevated views along the street.

BATHROOM- Modern bathroom suite comprising of a tear shaped bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. All complimented by timeless white tiled walls, window to the rear.















Property and Outside…

DRIVEWAY- A generous driveway providing off street parking for several vehicles.

GARAGE- A useful addition, the garage is brick built with a power points and light.

REAR GARDEN- A generously sized landscaped garden of a desirable Southerly Aspect. The pretty garden backs onto a copse of trees and leads onto the South Downs. The garden is full of colour and interesting plants and shrubs. There is a paved patio adjacent to the property ideal for dining and entertaining with steps and a path meandering through the garden with numerous pockets of areas to sit and enjoy the garden. There is a decked terrace and also a timber built summerhouse which make the most of the views over the Lewes landscape.







Location…

Winterbourne Close is a cul de sac located within the popular Winterbourne area of Lewes with a local convenience store just around the corner and a large children's recreation ground across the road.

The close is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne.

The High Street is surprisingly close by at just a 10 minute walk away via Rotten Row. The town centre boasts an excellent choice of shops, restaurants, cafes and public houses and is home to The Depot Cinema.

Lewes is a popular choice for schools and the town caters for all ages from Nursery through to Tertiary College offer both state schools and Lewes Old Grammar.

There is a whole host of sports clubs including, Football, Rugby, Golf, Cricket, Tennis, Stoolball, Cycling and Athletics to name a few.

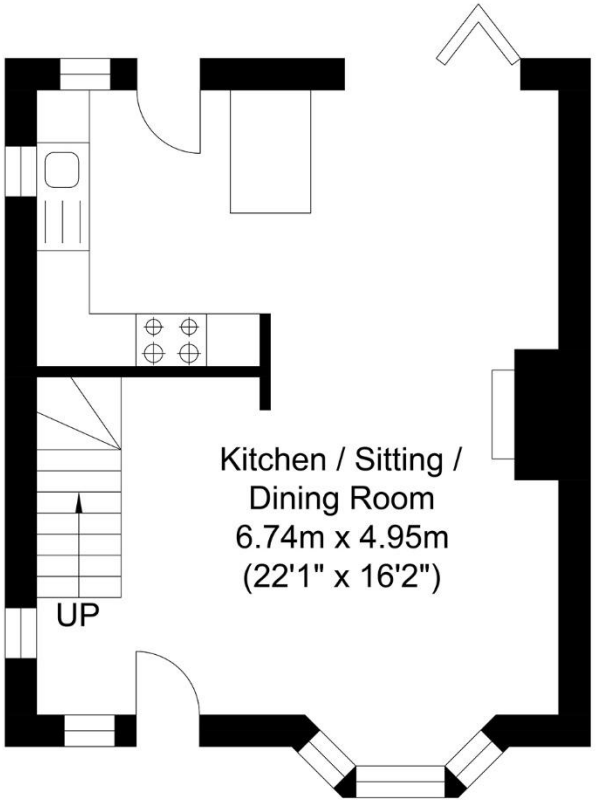
Tenure – Freehold

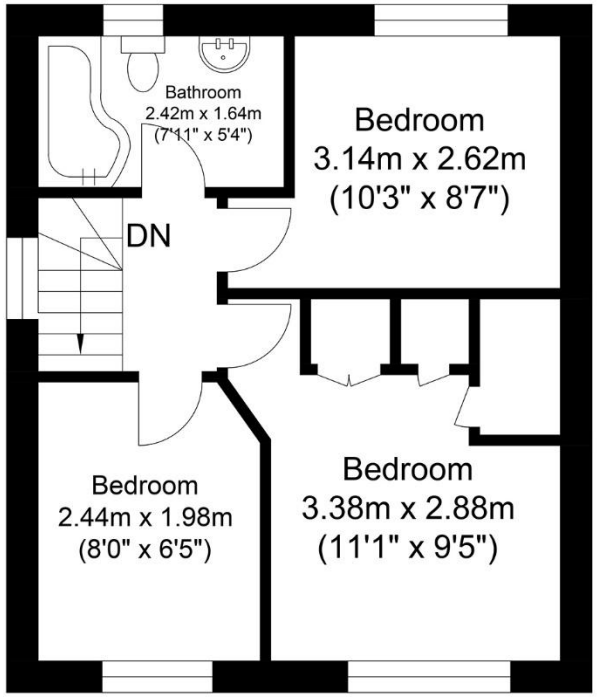
Gas Central Heating - Double Glazing.

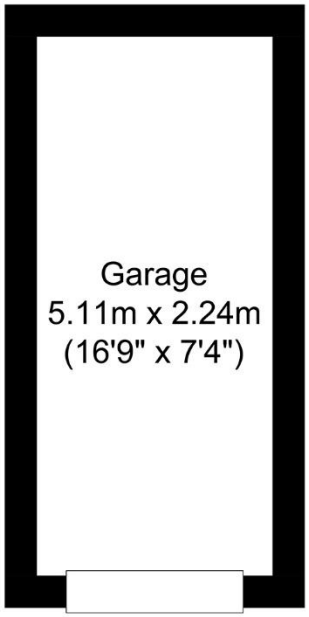
EPC Rating – C

Council Tax Band – C

Viewing recommended









Ground Floor
Approximate Floor Area
322.37 sq ft
(29.95 sq m)

First Floor
Approximate Floor Area
315.38 sq ft
(29.30 sq m)

Garage
Approximate Floor Area
123.24 sq ft
(11.45 sq m)

Approximate Gross Internal Area (Excluding Garage) = 59.25 sq m / 637.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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