



£350,000 offers in excess of
55 Harvard Close, Lewes, East Sussex, BN7 2EJ

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Overview...

A great opportunity to purchase this beautifully presented 3 bedroom family home situated in a quiet close within walking distance of the town centre and local primary school.

This super property has undergone an extensive program of improvement works and now boasts bright, spacious accommodation with open plan living, a fitted front aspect kitchen with newly installed Valiant boiler, also benefitting from apx 10 years warranty. Expansive double doors to the rear open directly to the garden.

There is a spacious entrance hall with convenient storeroom and ground floor shower room. On the first floor is the bathroom, refitted with a modern suite and three bedrooms, varying in size and boasting pretty views.

Outside, the property has a generous rear garden with areas of patio and lawn, fence enclosed with private rear access. There is allocated parking for one vehicle to the front of the property.

VIEWING RECOMMENDED



The property...

COVERED PORCH- Covered with store room to the side

ENTRANCE HALL- Front door, stairs to first floor and doors to principal rooms

SHOWER ROOM- Modern fitted suite comprising a shower enclosed with tiled surround and glass screens, hand wash basin, wc, chrome heated towel rail and tiled walls and flooring

SITTING/DINING ROOM- A great size space, open plan, ideal for everyday living and socialising, naturally flooded with light from the rear aspect double glazed windows and sliding doors, providing direct access to the rear garden. This seamlessly is open to-

KITCHEN- Fitted with a comprehensive range of Shaker style wall and base units with contrasting granite effect work surfaces, one and half bowl sink with double glazed window above, furthering the natural light and overlooking the front of the property. 4 ring gas hob with integrated oven below and chimney style cooker hood above, tiled surround, space for fridge freezer, dishwasher and washing machine.

FIRST FLOOR LANDING- White painted balustrade, airing cupboard and doors to principal rooms

BEDROOM- A super double room with rear aspect double glazed window with far reaching views over the South Downs

BEDROOM- A great size double room with rear aspect double glazed windows, built in wardrobe and hatch to loft

BEDROOM- A single bedroom with front aspect double glazed

BATHROOM- Tiled bath with handheld shower attachment, pedestal hand wash basin, low-level wc, chrome heated towel rail and Velux window





Outside...

REAR GARDEN- To the rear of the property is an area of block paved patio, ideal for alfresco dining and entertaining, this leads to a larger area laid to lawn, bordered by an established range of plants, flowers and shrubs. Fence enclosed, with rear gated access.

PARKING- Allocated space to the front of the property.



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Harvard Close is located in the popular New Malling area of Lewes. The area benefits from a highly acclaimed primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting. The area is served by a regular local bus service with direct services to Lewes and Brighton.

The High Street is a 24-minute walk away (source google maps), Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

South Malling Primary School is easily walkable, and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

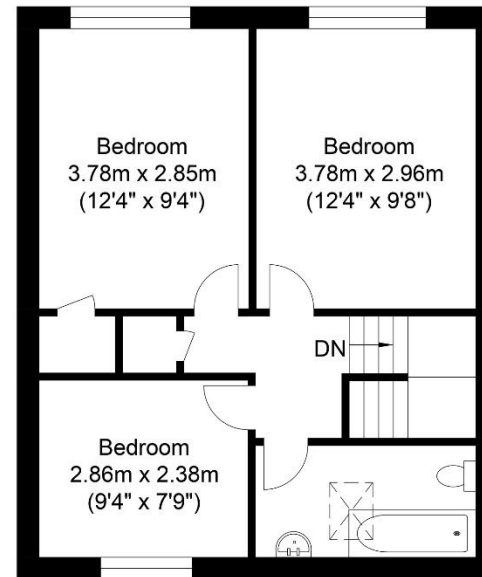
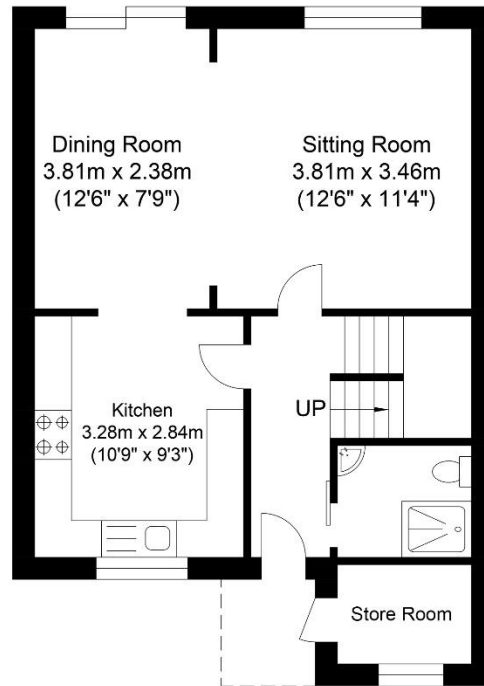
Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold
Gas central Heating
Double Glazing.

EPC Rating - C
Council Tax Band - C

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Ground Floor
Approximate Floor Area
488.14 sq ft
(45.35 sq m)

First Floor
Approximate Floor Area
459.72 sq ft
(42.71 sq m)

Approximate Gross Internal Area = 88.06 sq m / 947.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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