



Winterbourne Close, Lewes, East Sussex, BN7
Asking price: £645,000

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A well presented four bedroom semi-detached family home in a quiet Lewes cul-de-sac. Features include a home office, spacious lounge with wood burner and landscaped gardens. Conveniently located within walking distance of the station, schools, and town centre.

The Property

This well presented four bedroom semi detached family home is situated in a peaceful cul-de-sac in Lewes. The property offers a practical layout and is ideal for families seeking a convenient and comfortable lifestyle. It has been maintained to a good standard, providing a ready to move into opportunity.

The entrance hallway leads to the main living room which has a bay window to the front and a wood burning stove. There is a whole wall of fitted cupboards and display shelving with feature back lighting. This room provides ample space for furniture and benefits from natural light. Further storage cupboards and glass doors to the kitchen/dining room.

Adjacent to the lounge is the kitchen/dining room. This space is well proportioned and designed for everyday use. The kitchen is fitted with contemporary units, space and plumbing for appliances, a gas range cooker, and sufficient worktop space. The dining area accommodates a family table and offers direct access to the rear garden, facilitating indoor/outdoor living.

Leading from the Lounge is bedroom four or this could be used as a TV room with doors leading outside and a further storage cupboard. Downstairs cloakroom.

A dedicated home office is a key feature of this property, providing a quiet area for remote work or study with light and power and bi-fold doors. This versatile space can also be adapted for other uses, such as a snug or playroom.

The first floor comprises three double bedrooms, each offering comfortable accommodation with the landing splitting in both directions. To the left is a double bedroom and the family bathroom which has a bath, separate shower cubicle, pedestal wash hand basin and Low level WC with fully tiled walls. To the right is the main bedroom with a large window to the front overlooking the front garden and then the other bedroom has a window to the rear with ample fitted storage. The hatch to the fully boarded loft space has a pull down ladder fitted.

Externally, the front garden is landscaped, enhancing the property's curb appeal with a large decked area ideal for seating and a picket fence forms the boundary. A private driveway provides off road parking. The rear garden is also landscaped and has different levels with an astro turfed lawned area and a large seating area beyond a brick retaining wall. There are established trees providing shade. A side access gate leads to the driveway which provides parking for one or two vehicles.

The property's location is highly advantageous. Positioned in a quiet cul-de-sac, it offers a degree of privacy while remaining within easy walking distance of Lewes train station, which provides links to London and Brighton. Local schools are also nearby, and Lewes town centre, with its range of independent shops, cafes, restaurants, and historical sites, is readily accessible.

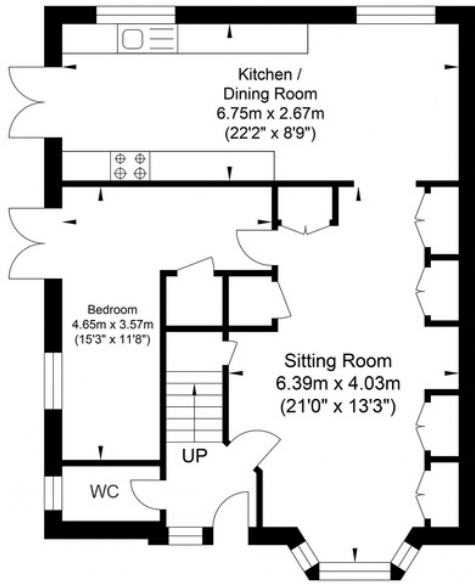
The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

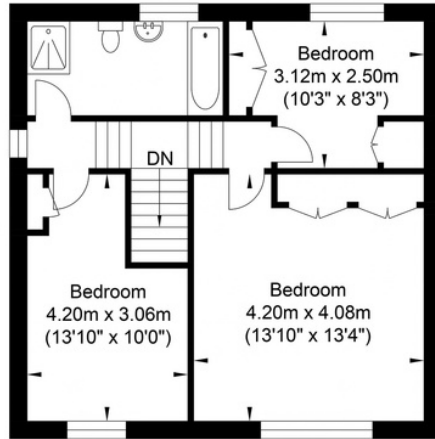
Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



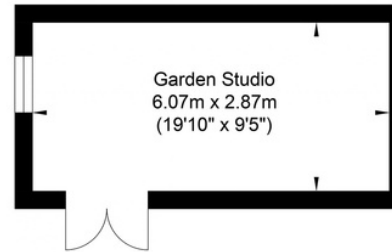
Winterbourne Close, Lewes



Ground Floor
Approximate Floor Area
626.45 sq ft
(58.20 sq m)



First Floor
Approximate Floor Area
514.51 sq ft
(47.80 sq m)



Outbuilding
Approximate Floor Area
187.29 sq ft
(17.40 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 106.0 sq m / 1140.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes
Tenure: Freehold
Council Tax Band: C
EPC: C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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