



OAKFIELD



Mantell Close, Lewes, BN7 2EZ

Asking Price £375,000



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Mantell Close, Lewes, BN7 2EZ

Offered to the market chain free, this well proportioned three bedroom home presents a fantastic opportunity for a first time buyer, young family or purchaser looking for a property they can personalise over time.

The accommodation is arranged over two floors and offers a practical layout throughout. On the ground floor, the property is entered via a hallway leading into a spacious living room positioned to the front, which provides a bright and comfortable main reception space.

To the rear, there is a separate dining room, creating a useful additional reception area with access through to the kitchen. The kitchen overlooks the rear garden and is fitted with a range of units, worktop space, gas hob, oven and space for appliances.

Upstairs, there are three bedrooms, making the property ideal for those needing extra space, a home office, or room for a growing family. The first floor also benefits from a shower room and a separate WC, which is a practical arrangement for everyday living.

Outside, the property enjoys a private rear garden with patio area, fenced boundaries and side access. To the front, there is a low maintenance garden area, giving the home a pleasant approach.

The property is situated within a popular residential area of Lewes, offering a quieter setting while still being within easy reach of the town centre. Lewes is well known for its historic charm, independent shops, cafés, pubs and restaurants, along with excellent access to the South Downs countryside.

Lewes railway station provides regular services to Brighton, Gatwick Airport and London, making this a convenient location for commuters while still enjoying everything this sought after town has to offer.

Offered chain free, this is an excellent opportunity to secure a well sized home in Lewes with scope to update and make your own.





Living Room

19'1" x 11'0" (5.82m x 3.35m)

Dining Room

12'1" x 7'5" (3.68m x 2.26m)

Kitchen

12'1" x 6'3" (3.68m x 1.91m)

Bedroom

12'0" x 9'5" (3.66m x 2.87m)



Bedroom

10'8" x 7'5" (3.26 x 2.27)

Bedroom

7'11" x 6'6" (2.41m x 1.98m)

Shower Room

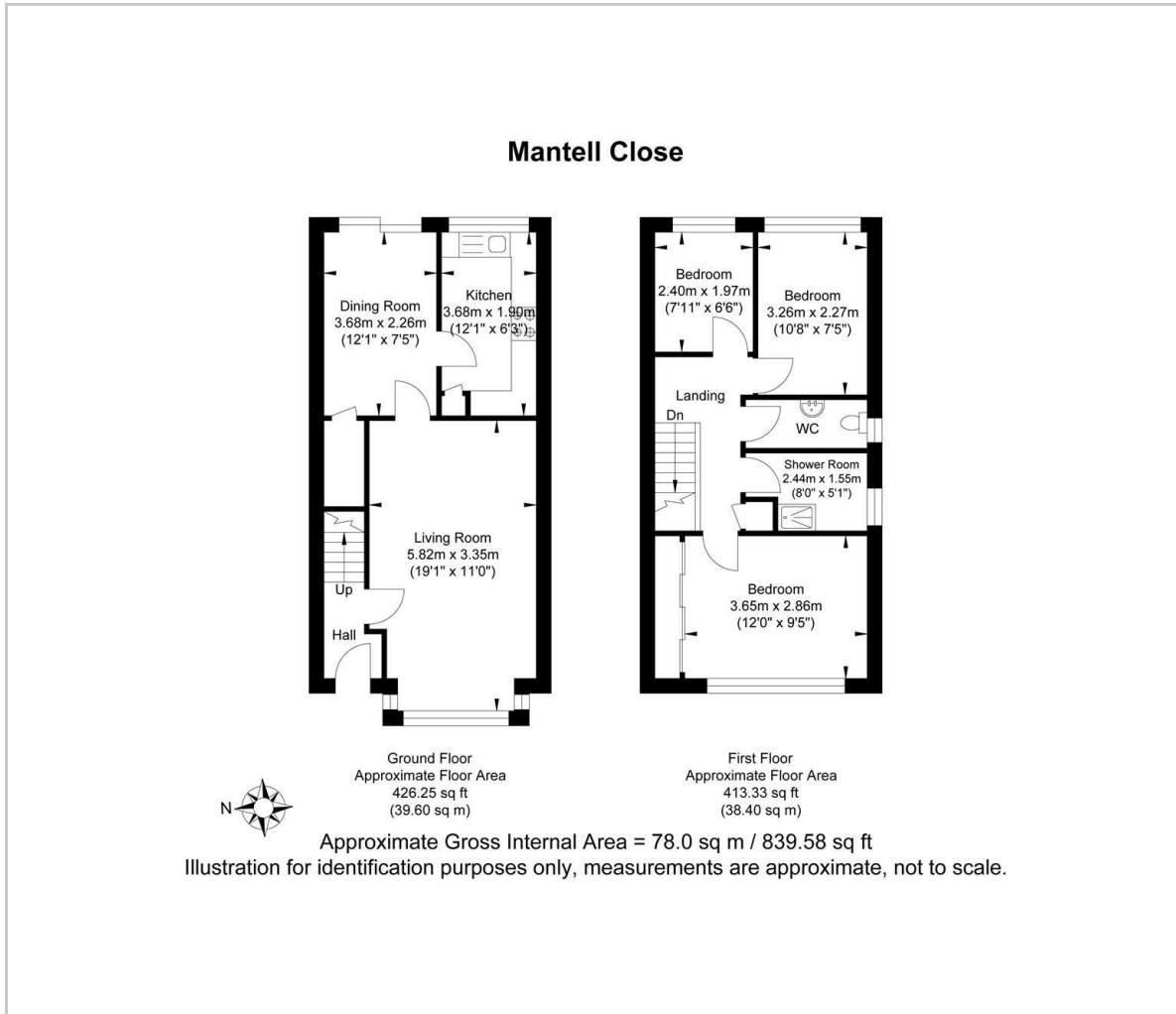
8'0" x 5'1" (2.44m x 1.55m)

WC

Council Tax Band C - £2567.15 Per Annum



Floor Plan

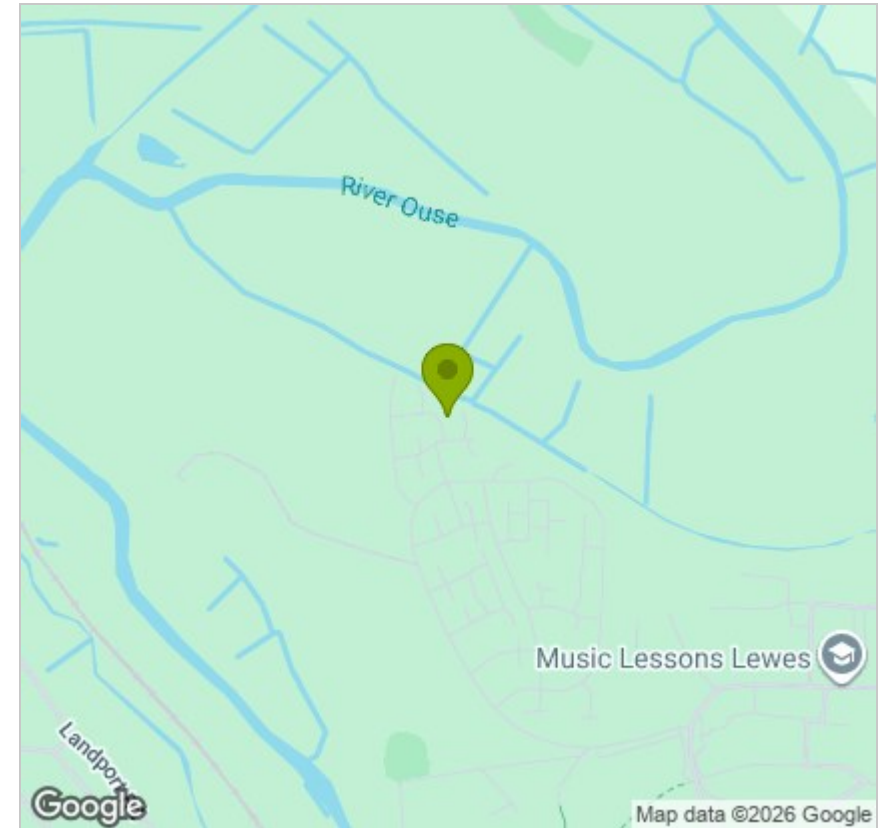


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

