

£395,000 offers in region of

7 Winterbourne Mews, Lewes, East Sussex, BN7 1HG

MANSELL McTAGGART

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The property…

A great opportunity to purchase this double-fronted two-bedroom home, situated in a quiet cul de sac, within easy reach of the historic Lewes High Street and mainline Railway Station. Enjoying dual aspect sitting room and kitchen/dining room, a courtyard garden, pretty outlook and garage.

ENTRANCE HALL- Front door with front and side aspect windows leading to generous hall, with space for coats and shoes, stairs to first floor and doors to principal rooms

SITTING ROOM- A brilliant 16ft dual aspect space with windows to the front overlooking the front garden and sliding doors to the rear, leading to the rear patio and enhancing natural light. A built-in cupboard provides further storage and doors leads to-

KITCHEN/DINING ROOM- Fitted with a comprehensive range of shaker style wall and base units and space for appliances. Occupying a dual aspect and enjoying views over the front and rear garden, with ample space for a family dining table

FIRST FLOOR LANDING- Rear aspect window overlooking the rear garden and doors to principal rooms

BEDROOM- A great double bedroom with front aspect windows enjoying a pretty outlook and a skylight enhancing natural light, built in wardrobe

BEDROOM- A great bedroom or office room with a front aspect window overlooking the front of the property, pedestal hand wash basin with mixer tap

BATHROOM- Fitted suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, pedestal wash hand, low level W.C. and skylight

















Outside & Location…

FRONT GARDEN- A brick laid pedestrian path leads to the front door, flanked with areas of laid to lawn and well-stocked flower beds

REAR GARDEN- A low-maintenance courtyard garden, laid with block patio, bordered with raised flowerbeds with opportunities of colourful flowers, plants and shrubs, enclosed with a brick and flint wall

GARAGE- Near to the property with a double doors to the front, a great space for further storage

Winterbourne Mews is a pretty cul-de-sac located surprisingly close to Lewes town centre. The walk to the High Street is a pleasant 9-minute walk away passing Bell Lane Recreation Field alongside the Winterbourne Stream and via Rotten Row. The mainline Railway Station is slightly further at 16-minutes, offering direct services to Brighton, Gatwick and London.

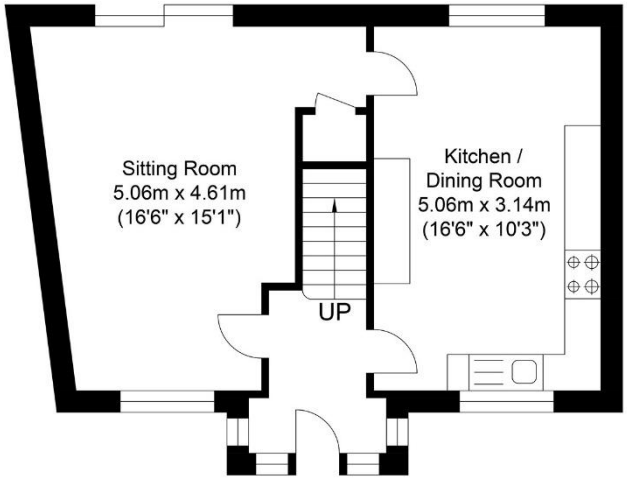
Gas central heating
EPC Band- D

Double glazing
Council Tax Band- D

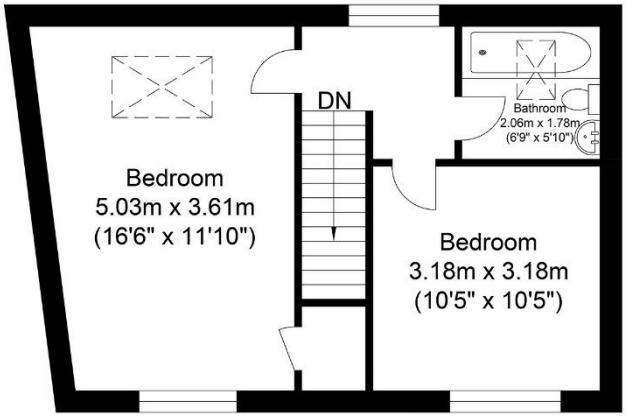
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



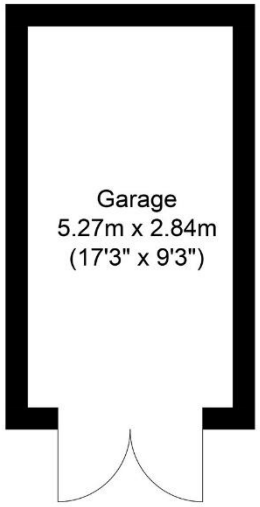




Ground Floor
Approximate Floor Area
427.86 sq ft
(39.75 sq m)



First Floor
Approximate Floor Area
410.10 sq ft
(38.10 sq m)



Garage
Approximate Floor Area
161.13 sq ft
(14.97 sq m)



Approximate Gross Internal Area = 77.85 sq m / 837.97 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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