



Guide Price
£400,000

Freehold

2x  1x  2x 

**Winterbourne Close,
Lewes, East Sussex, BN7**

cubitt & west
Helping you move forwards



Main features

- **Fantastic opportunity to purchase a home in the Winterbourne area**
- **Scope to modernise and extend (subject to planning permission)**
- **Open-plan lounge/dining area and separate study with cloakroom**
- **Front & rear gardens with useful outbuilding, driveway**
- **Offered with no onward chain**

Accommodation

GROUND FLOOR

Hall

Lounge/Dining Area: 19'6 x 11'0 (5.95m x 3.36m)

Kitchen: 8'6 x 8'6 (2.59m x 2.59m)

Study: 9'0 x 6'9 (2.75m x 2.06m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'1 (3.69m x 3.08m)

Bedroom 2: 9'6 x 8'9 (2.90m x 2.67m)

Bathroom

OUTBUILDING

Room 1

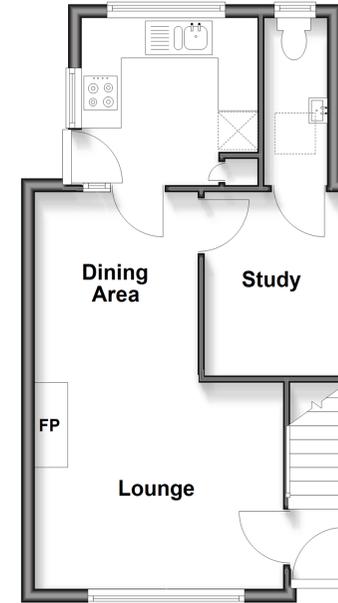
OUTSIDE

Front & Rear Gardens

Driveway

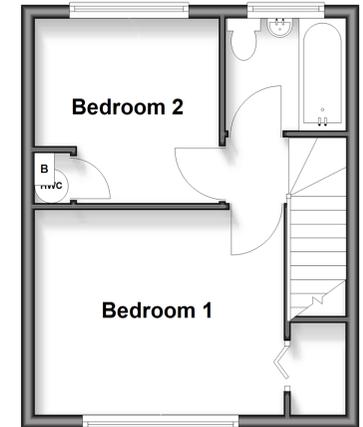
Split Level Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



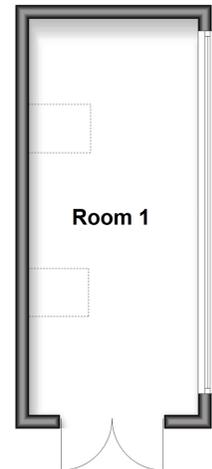
First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Outbuilding

Approx. 14.9 sq. metres (160.0 sq. feet)



Call Lewes - (01273) 471231 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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