



**Dunvan Close, Lewes, East Sussex, BN7 2EY**  
Asking Price £345,000

# Dunvan Close, Lewes, East Sussex, BN7 2EY

A well presented 2 bedroom end of terrace house in Dunvan Close, Lewes, featuring an open-plan kitchen/living/dining room, re fitted bathroom, extensive storage, an exceptional garden, and allocated parking. Offers views across adjoining farmland.

## The Property

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Located in Dunvan Close, Lewes, this 2 bedroom end of terrace house offers a practical and stylish living space. Priced at £345,000, it suits first-time buyers, couples, or those seeking a well-appointed home with large outdoor space.

The property features an open plan kitchen/living/dining area. The stylish handbuilt plywood kitchen is modern and functional, providing ample workspace and storage with an inset induction hob and a corner sink unit and a breakfast bar. This layout is suitable for entertaining or daily living. There is space and plumbing for a washing machine and a deep recessed storage cupboard. In the corner is a woodburning stove providing a stylish and practical feature.

The first floor is approached from the hall and there is a solid Oak handrail. On the landing is a deep storage cupboard. The re-fitted bathroom has been updated to a high standard, offering contemporary fixtures and finishes and Grey tiles.

Both bedrooms are well-proportioned and receive natural light. The main bedroom to the front has a built in dressing table and built in bedside cupboards. There is a walk in dressing area with shelving and hanging space. bedroom Two has built in shelving and has views to the rear across the countryside.

A key feature is the exceptionally large garden, extending to the rear and side. This outdoor area provides space for gardening, dining, or relaxation. There is a greenhouse and an area for chickens if required and a large area for tables and chairs. this area also offers scope for further extension subject to the necessary consents. Views to Hamsey Church can be enjoyed from here.

The property includes a section of enclosed garden which has been incorporated into the plot for many years. (further details and plans available on request). An allocated parking space is included in the compound nearby..An allocated parking space is included, which is a valuable asset in this location.

This end of terrace house in Dunvan Close presents an opportunity to acquire a stylish home with significant outdoor space and views. Early viewing is recommended to fully appreciate the property.

## The Location

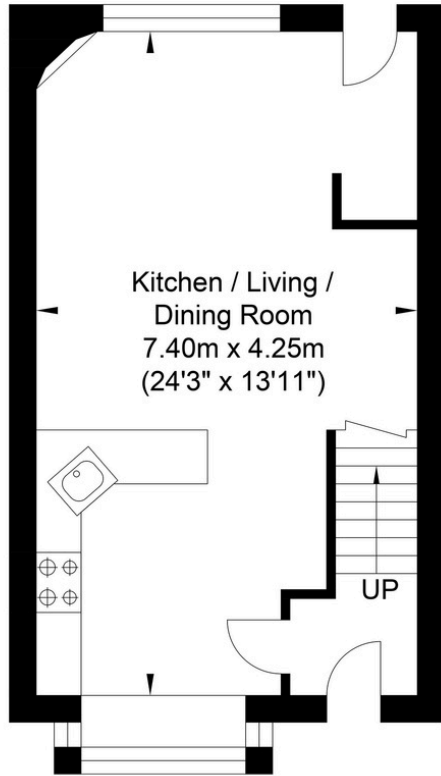
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

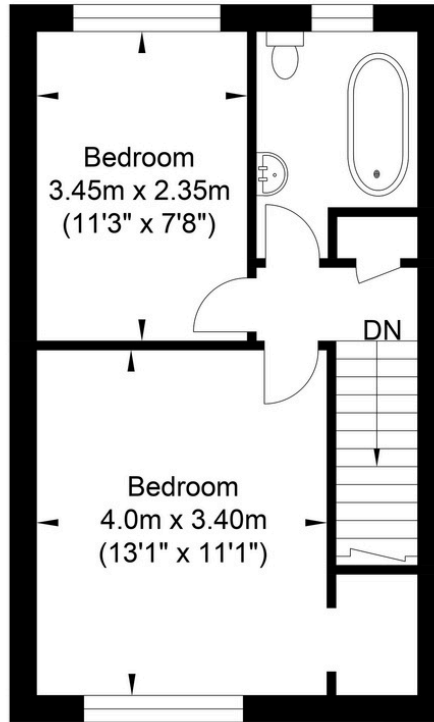
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Dunvan Close, Lewes



Ground Floor  
Approximate Floor Area  
338.52 sq ft  
(31.45 sq m)



First Floor  
Approximate Floor Area  
338.52 sq ft  
(31.45 sq m)

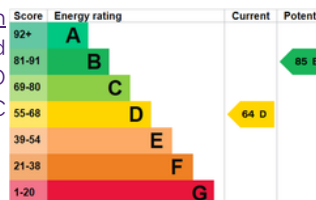


Approximate Gross Internal Area = 62.90 sq m / 677.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Material information

Tenure - Freehold  
EPC - D  
Council Tax Band - C



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