



£525,000 - £550,000 guide price

66 Winterbourne Close, Lewes, East Sussex, BN7 1JZ

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Overview...

We are pleased to market for sale this much improved and extended family home in the popular and sought after Winterbourne Area of Lewes. The home is surprisingly close to the town centre at just an 11 minute walk away via Rotten Row.

The semi-detached home features a desirable Southerly Facing Garden and benefits from ample Off Street Parking.

Inside the accommodation has been extended to feature a 30ft Open Plan Living, Kitchen, Dining Room which boasts a vaulted ceiling in the Kitchen Dining area and a woodburning stove set into the chimney in the Sitting Room area.

To the first floor we find 2 Double Bedrooms and a Modern Family Bathroom and to the top floor the Principal Bedroom with fitted wardrobes and EnSuite Shower Room.

The Garden is of a generous size and is not overlooked from the rear and there is a large Recreation Ground with children's Park opposite, accessed via a pedestrian crossing.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, window to the side, painted panelled door to;

OPEN PLAN LIVING, KITCHEN, DINING ROOM- Measuring an impressive 30ft. The light and airy reception is ideal for modern family living.

SITTING ROOM- A generously sized room with double glazed bay window enjoying elevated views to the front. Feature fireplace with stone mantel and wood burning stove inset. Understairs cupboard. The Sitting Room is completely open plan to;

KITCHEN/DINING ROOM- Modern fitted kitchen finished in a timeless white gloss and complimented by block wood worksurfaces. The Kitchen cleverly incorporates a breakfast bar into the design and features a vaulted ceiling with a pair of roof windows. Double doors and a further window provide views and access to the Southerly Facing rear garden.

FIRST FLOOR LANDING- Window to the side. White painted panelled doors to principal rooms, stairs continue to second floor.

BEDROOM 2- A generously sized double bedroom with elevated views to the front.

BEDROOM 3- A comfortable double bedroom with elevated views over the rear garden. fitted wardrobe.

BATHROOM- Modern bathroom with suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. Simple white tiled walls with patterned boarder.

SECOND FLOOR LANDING- window to side, white painted panelled door to;

BEDROOM 1- A generous double bedroom with elevated views over the rear garden and treeline beyond.. Fitted wardrobe and eaves storage.

ENSUITE- Modern suite comprising of shower enclosure, wc and wash hand basin set into a vanity unit. Heated towel rail and window to the rear.





Property and Outside...

GARDEN- Generously sized and of a desirable Southerly aspect. The garden feels privately not being overlooked to the rear and is mostly laid to lawn and enclosed by fenced borders with a patio adjacent to the property. The patio provides an excellent dining and entertaining space. Gated access to the side.

PARKING- Brick laid driveway providing off street parking for several vehicles.





Location...

Winterbourne Close is a cul de sac located within the popular Winterbourne area of Lewes with a local convenience store just around the corner and a large children's recreation ground across the road.

The close is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne.

The High Street is surprisingly close by at just a ** minute walk away via Rotten Row. The town centre boasts an excellent choice of shops, restaurants, cafes and public houses and is home to The Depot Cinema.

Lewes is a popular choice for schools and the town caters for all ages from Nursery through to Tertiary College offer both state schools and Lewes Old Grammar.

There is a whole host of sports clubs including, Football, Rugby, Golf, Cricket, Tennis, Stoolball, Cycling and Athletics to name a few.

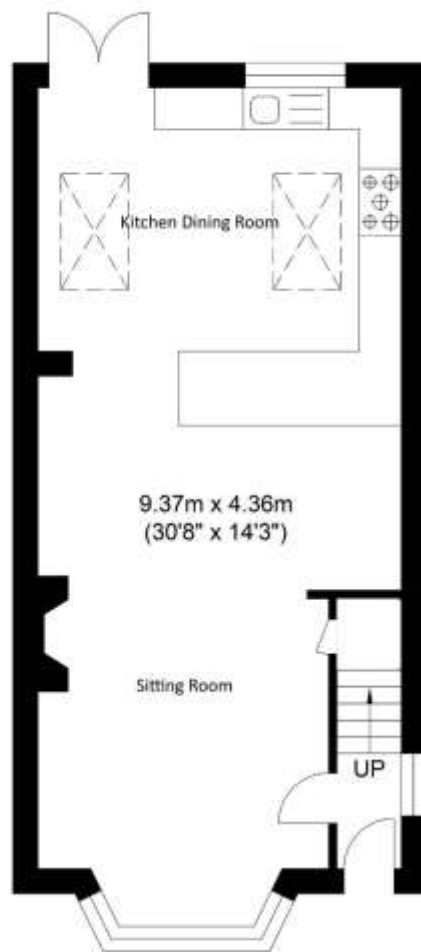


Tenure - Freehold

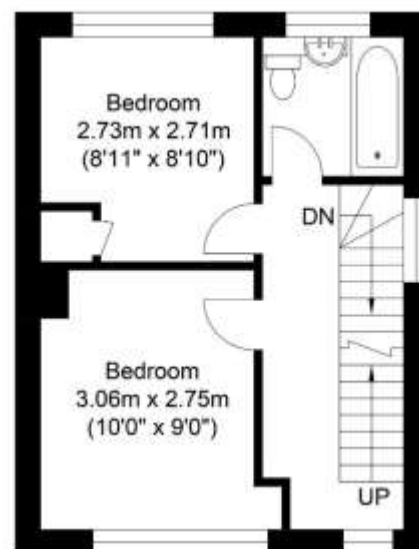
Gas Central Heating - Double Glazing.

EPC Rating - D

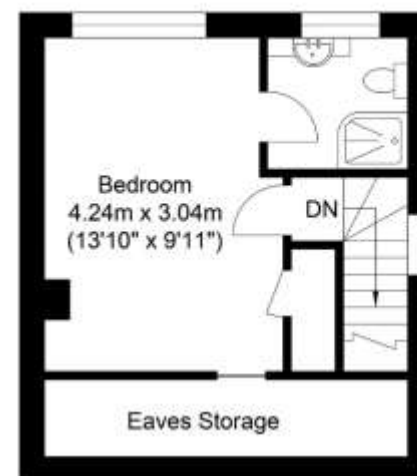
Council Tax Band - C



Ground Floor
Approximate Floor Area
454.34 sq ft
(42.21 sq m)



First Floor
Approximate Floor Area
277.38 sq ft
(25.77 sq m)



Second Floor
Approximate Floor Area
235.94 sq ft
(21.92 sq m)

Approximate Gross Internal Area = 89.90 sq m / 967.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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