



£335,000 guide price

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

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## Overview...

We are pleased to market for sale this modernised and 2 Bedroom property located in a cul de sac in the popular New Mallang area of Lewes.

The property benefits from a private Garden which is not overlooked from the rear, and an Allocated Parking Space.

Inside there is a 17ft Sitting Room with bay window and a modern kitchen enjoying views over the pretty rear garden.

Upstairs there is a modern family bathroom and 2 comfortable bedrooms, the principal of which benefits from a fitted wardrobe.

**VIEWING RECOMMENDED**





# The property...

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## ACCOMMODATION

**Entrance Hall-** Front door with double glazed stained glass, stairs to first floor, painted panelled door to;

**Sitting/Dining Room-** Measuring a generous 16'11", the well presented reception room features a raised bay window to the front overlooking the pleasant front garden and street beyond. Understairs cupboard, door to;

**Kitchen-** A modern fitted kitchen finished in a beech wood design and complimented by darker grey coloured worksurfaces. The kitchen comprises of an excellent choice of cupboards and drawers and offers space for appliances. The kitchen enjoys views over the pretty rear garden and glazed door provides access. Utility cupboard.

**First Floor Landing-** Doors to principal rooms, linen cupboard, loft hatch.

**Bedroom 1-** A generously sized double bedroom with fitted wardrobe with double doors. elevated views to the front overlooking the street.

**Bedroom 2-** A comfortable bedroom enjoying elevated views over the rear garden and tree line beyond.

**Bathroom-** A modern bathroom suite comprising of a bath with shower over and glass screen, wc and wash hand basin. Tiled walls and window to the rear.





## *Outside...*

**Rear Garden-** A pretty rear garden which is not overlooked from the rear. The paved garden offers excellent space for al fresco dining and entertaining and pathway leads to gated rear access. There are numerous well stocked flower beds adding colour to the garden which is enclosed by fenced boundaries.

**Allocated Parking Space-** Designated parking space in a residents only car park located at the end of the cul de sac.



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





## Location...

Located at the end of a cul de sac, **Dunvan Close** is a non through road located in the popular New Malling is a popular area of Lewes. The area benefits from a popular primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting. The area is served by a regular local bus service with direct services to Lewes town centre and Brighton.

The High Street is a 24 minute walk away (source google maps) Lewes Mainline Railway Station is a little further with regular and direct services to London, Brighton and Gatwick.

South Malling Primary School is within striking distance and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.



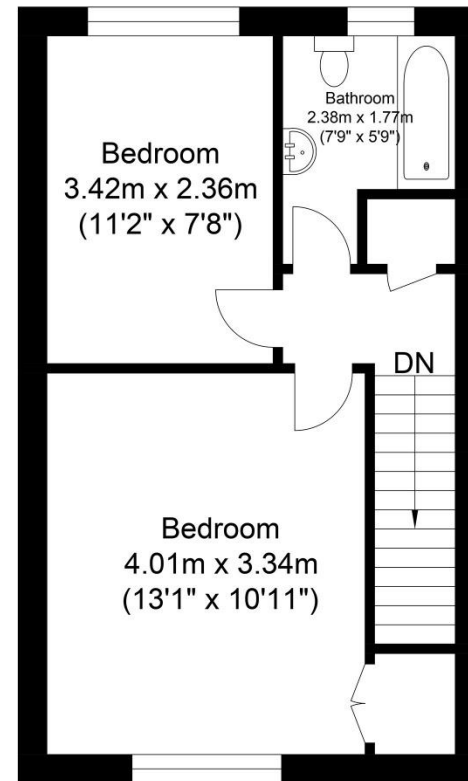
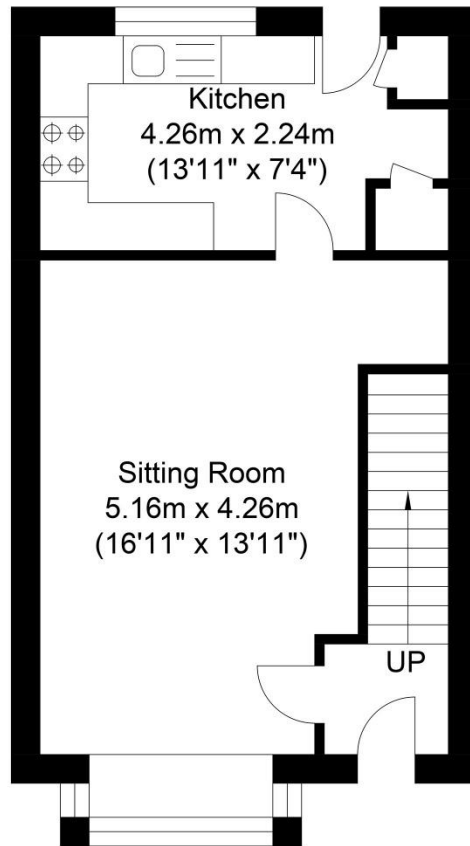
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
343.90 sq ft  
(31.95 sq m)

First Floor  
Approximate Floor Area  
343.90 sq ft  
(31.95 sq m)

Approximate Gross Internal Area = 63.90 sq m / 687.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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