



£450,000 guide price

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

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Overview...

A great opportunity to purchase this beautifully presented and extended 3 bedroom terraced home which is situated in a quiet close within easy reach of Lewes town centre and open countryside.

This wonderful home boasts stylish accommodation and comprises an entrance hall opening into the front aspect living room. This in turn opens to the dining room which has double doors opening onto the rear garden and a convenient utility room/W.C.

The kitchen has been extended and is fitted with a range of modern soft grey Shaker style cupboards and quartz worktops, there are integrated appliances and space for a tall fridge freezer with views into the rear garden.

The bedrooms are arranged over the top two floors with the master in a spacious loft room overlooking the rear garden along with a modern white fitted bathroom.

Outside, there is parking to the front and a lovely rear garden with gated access to the rear housing an insulated garden studio and garden store.



The property...

ENTRANCE HALL- Stairs to first floor, door to-

SITTING ROOM- A lovely bright room with front aspect double glazed bay window and chimney breast, built-in shelving, LVT flooring, opening to-

DINING ROOM- A full width room with double glazed double doors opening onto the rear garden, LVT flooring, open to-

KITCHEN- A super extended room with rear aspect double glazed window and twin double glazed Velux roof windows. This room features a recently fitted kitchen with soft grey Shaker style wall and base units, quartz worktops with under counter sink and adjacent brushed brass mixer tap, integrated 4 burner gas hob with cooker hood over, attractive tiled splash panel, eye level oven, integrated dishwasher and spaces for a tall fridge/freezer and washing machine, LVT flooring.

UTILITY/W.C.- Modern white low level W.C., wash hand basin set in vanity unit with mixer tap, utility space and area of worktop, LVT flooring.

FIRST FLOOR LANDING- Stairs to the top floor.

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden.

BEDROOM- Large front aspect double glazed window, comprehensive range of built-in wardrobes, bed recess area.

BATHROOM- Refitted white suite comprising a white panel enclosed bath with chromed mixer tap, shower over with tiled walls and glass shower screen, wash hand basin set in vanity unit with chromed mixer tap, low level W.C., obscured double glazed window, chromed towel rail.





Property and Outside...

ATTIC BEDROOM- A great master bedroom with double glazed window overlooking the rear garden and twin front aspect double glazed Velux roof windows, LVT flooring, eaves storage.

OUTSIDE

FRONT GARDEN- Block paved parking area and raised bed, path to front door.

REAR GARDEN- A lovely rear garden, predominantly laid to lawn and well stocked with a range of mature plants, gated side and rear access.

GARDEN STUDIO & STORE- Recently constructed with quality materials and sitting on a concrete base including grey framed double-glazed window and double doors, composite cladding, pressed tin roof, insulated walls and roof, power and light, Cat 6 cabling.





Location...

Winterbourne Close is a popular 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 via Rotten Row and 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.

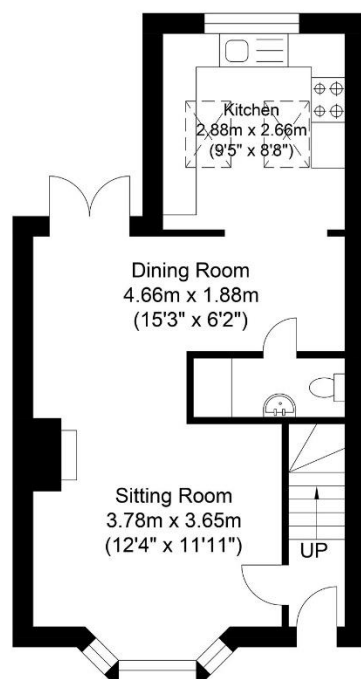


Tenure - Freehold
Gas Central Heating
Double Glazing.

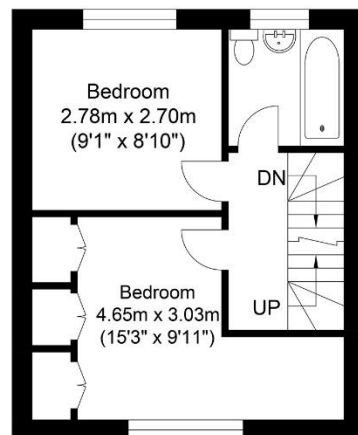
EPC Rating - C
Council Tax Band - C

Viewing recommended

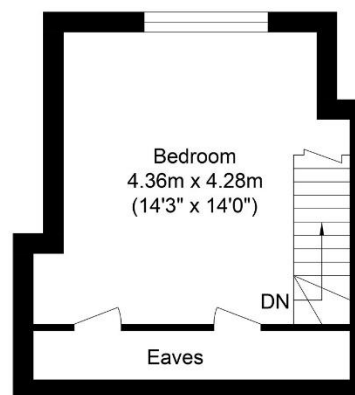
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



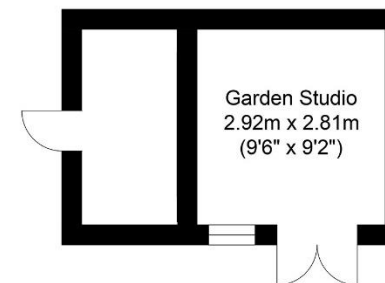
Ground Floor
Approximate Floor Area
390.08 sq ft
(36.24 sq m)



First Floor
Approximate Floor Area
292.45 sq ft
(27.17 sq m)



Second Floor
Approximate Floor Area
248.43 sq ft
(23.08 sq m)



Outbuilding
Approximate Floor Area
88.37 sq ft
(8.21 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 86.49 sq m / 930.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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