



£1,000,000 Overs over

19 Winterbourne Mews, Lewes, East Sussex, BN7 1HG

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## Overview...

A rare opportunity to purchase this individual and particularly spacious 6 bedroom, 3 reception room detached family home with parking for multiple cars.

Situated in a sought-after close of similar properties, adjacent to Bell Lane Park this wonderful home is within easy and level reach of Grange Gardens, Lewes town centre and railway station.

This great family home offers particularly generous and versatile accommodation with a spacious entrance hall and large front aspect lounge with double doors opening into a good size dining room which opens onto the rear garden. Off this is a kitchen/breakfast room with double doors onto a patio area, utility room and garden room.

The ground floor also boasts 2 further rooms which are currently used as good size double bedrooms with a separate shower room while there are another 4 bedrooms and two bathrooms on the first floor.

Outside, the garden wraps round the property providing areas of lawn and paved patio with parking for multiple cars on the driveway.





## The property...

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**ENTRANCE HALL-** A spacious hallway with stairs to first floor, large walk-in hall cupboard.

**SITTING ROOM-** A good size room with front aspect double glazed window, feature fireplace housing gas flame effect fire, laminated flooring, double doors to-

**DIINING ROOM-** A super dual aspect room with a double-glazed window overlooking the rear garden and double doors opening onto a paved patio area, built-in display cupboards, laminated flooring.

**KITCHEN/BREAKFAST ROOM-** Fitted with a range of cream fronted cupboards with contrasting quartz worktops, stainless steel sink with adjacent chromed mixer tap, "Aga" cooker, ceramic hob with oven below and cooker hood over, tiled splash areas, space for tall fridge freezer, corner larder cupboard, tiled floor, 2x roof windows and double glazed double doors opening onto the rear garden.

**UTILITY ROOM-** Fitted cupboards with roll edge worktops with inset stainless steel sink, adjacent chromed mixer tap, spaces for tall fridge freezer and washing machine, double glazed window, tiled floor.

**GARDEN ROOM-** Dual aspect double glazed windows overlooking a delightful courtyard garden with double doors providing access, tiled floor.

**BEDROOM/OFFICE/TREATMENT ROOM-** A super triple aspect room with it's own entrance making it perfect for a multitude of uses.

**SHOWER ROOM-** Modern white suite comprising a shower cubicle with tiled walls and glass enclosure, wash hand basin, low level W.C., tiled floor.

**BEDROOM/RECEPTION ROOM-** 2x front aspect double glazed windows, built-in wardrobe cupboard.





## *Property...*

**FIRST FLOOR LANDING-** A lovely bright and spacious landing with front aspect double glazed window, family airing cupboard, hatch to loft space.

**BEDROOM-** A double room with front aspect double glazed window, built-in wardrobe, door to-

**ENSUITE BATHROOM-** White suite comprising a panel enclosed bath with mixer tap and shower attachment, wash hand basin with cupboard below, low level W.C., double glazed window.

**BEDROOM-** A double room with rear aspect double glazed window, built-in wardrobes.

**BEDROOM-** A double room with front aspect double glazed window, double built-in wardrobe.

**BEDROOM-** Front aspect double glazed window.

**BATHROOM-** Refitted white suite comprising a panel enclosed bath with tiled surround, wash hand basin set in vanity cupboard, low level W.C. with concealed cistern, double glazed window, tiled floor, chromed heated towel rail.







## Outside & location...

**FRONT GARDEN-** Open plan and laid to lawn with mature shrub border.

**DRIVEWAY PARKING-** 3 cars.

**REAR GARDEN-** A delightful wrap round garden with areas of paved patio and lawn bounded by a mature shrub border, attractive courtyard style garden with a pretty seating area, well stocked with a range of plants, gated side access.

**Winterbourne Mews** is a pretty cul-de-sac located surprisingly close to Lewes town centre. The walk to the High Street is a pleasant 8 minute walk away passing Bell Lane Recreation Field alongside the Winterbourne Stream and via Rotten Row.

Lewes Mainline Railway Station is also within easy walking distance, the level walk takes you through the pretty Grange Gardens and takes just 14 minutes (source Google Maps) The railway station provides direct routes to Brighton, Gatwick and London.

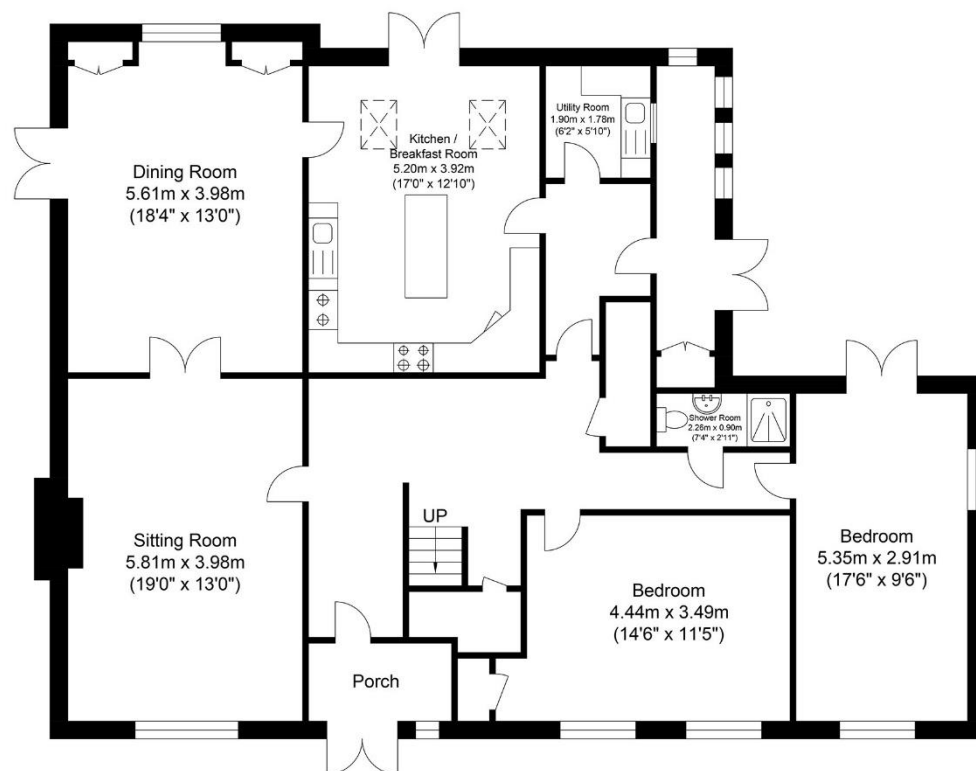
Access to the South Downs National Park can be found at nearby Juggs Lane and also The Gallops offering incredible views and plenty of scenic walks.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

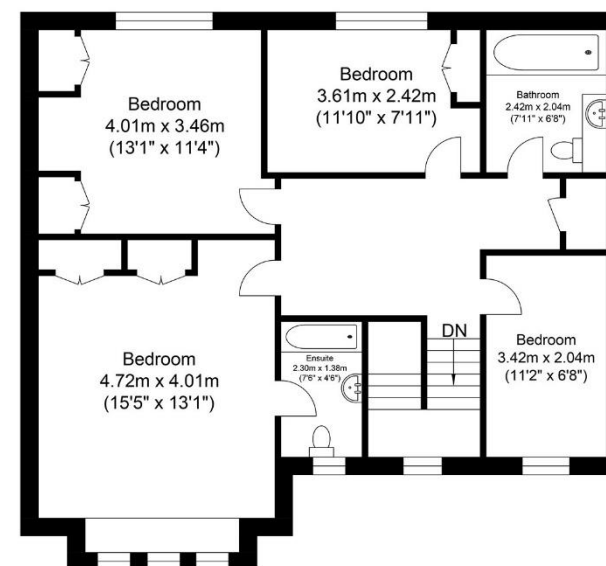
Tenure - Freehold  
Gas central Heating - Double Glazing.  
EPC Rating - D  
Council Tax Band - G

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





Ground Floor  
Approximate Floor Area  
1585.63 sq ft  
(147.31 sq m)



First Floor  
Approximate Floor Area  
795.66 sq ft  
(73.92 sq m)

Approximate Gross Internal Area = 221.23 sq m / 2381.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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