



£400,000 guide price

18 Harvard Close, Lewes, East Sussex, BN7 2EJ

**MANSELL  
McTAGGART**  
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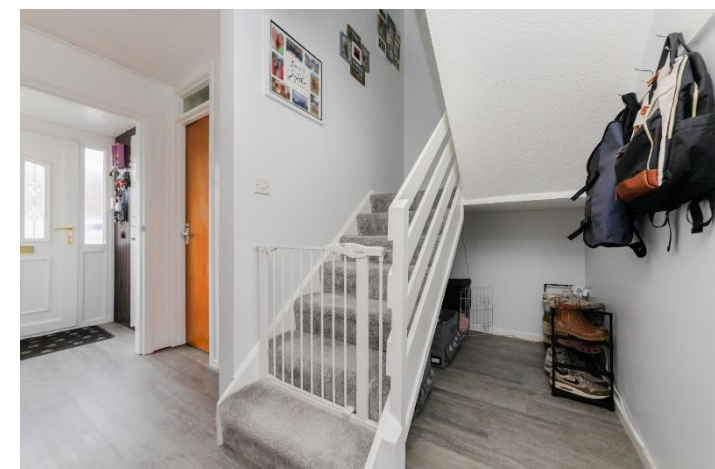
## Overview...

A great opportunity to purchase this beautifully presented three-bedroom, mid-terrace family home situated in the popular location of Malling, within walking distance of the town centre and local primary school.

This property boasts a large, open plan lounge/dining room with direct access to the rear garden, the kitchen is well fitted with a good range of wooden fronted cupboards and a W.C. completes the ground floor. On the first floor are three generous bedrooms and a modern fitted family bathroom.

The garden is well-kept and benefits from a large, covered patio area. There is also a private rear access gate to the garden and parking space found to the front of the property.

VIEWING RECOMMENDED





## The property...

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**PORCH-** Composite front door, front and side aspect double-glazed windows, door to-

**UTILITY ROOM-** Front aspect double-glazed window

**ENTRANCE HALL-** Stairs to first floor, storage cupboard

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin with tiled back splash

**SITTING/DINING ROOM-** A good size, open-plan room with double glazed window overlooking the rear garden, wood beam between rooms. A bright space with room for dining table and double-glazed sliding patio doors to rear garden

**KITCHEN-** A light and airy room with natural light through a double glazed, front aspect window. Fitted with a comprehensive range of wooden fronted wall and base units with contrasting worktops, stainless steel sink with mixer tap, 4 ring ceramic hob with oven below and tiled back splash. Space for fridge-freezer, dishwasher and washing machine

**FIRST FLOOR LANDING-** Doors to principal rooms and airing cupboard

**BEDROOM-** A super double room with large rear aspect double glazed window overlooking the rear garden.

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## *Property and Outside...*

**BATHROOM-** Walk in shower with sliding glass door, pedestal hand wash basin with mixer tap, low-level W.C., tiled walls and flooring, chrome heated towel rail and skylight window.

### **OUTSIDE**

**FRONT GARDEN-** Raised area with pathway to the front door.

**REAR GARDEN-** A good sized garden- mainly block paved. Area of astroturf, lined by raised shingle beds, fence enclosed. A canopy area from the rear of the property, overlooking the garden, providing cover and shade; shed to side under cover. Private gated rear access

**PARKING-** To the front of the property.

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







## Location...

**Harvard Close** is located in the popular New Malling area of Lewes. The area benefits from a highly-acclaimed 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 and Brighton.

The High Street is a 25-minute walk away (source google maps) Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

South Malling Primary School is easily walkable, 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.

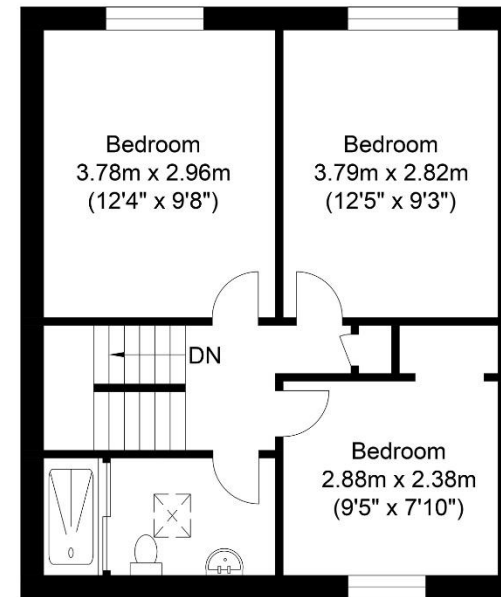
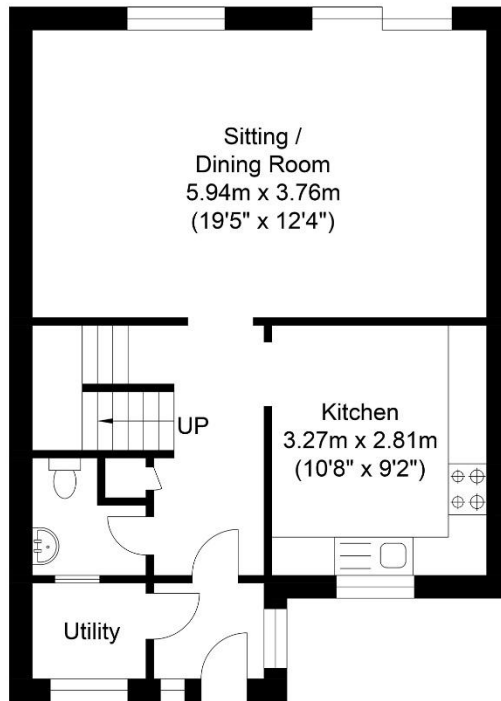
Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold  
Gas central Heating  
Double Glazing.

EPC Rating - C  
Council Tax Band - C

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Ground Floor  
Approximate Floor Area  
499.98 sq ft  
(46.45 sq m)

First Floor  
Approximate Floor Area  
455.85 sq ft  
(42.35 sq m)

Approximate Gross Internal Area = 88.80 sq m / 955.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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