



£400,000-£425,000 guide price

6 Cranmer Close, Lewes, East Sussex, BN7 2JN

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Overview...

We're pleased to market this well-presented and maintained three-bedroom family home in the heart of the South Malling area of Lewes.

With close access to local highly acclaimed primary school, recreation grounds, local convenient store, community centre and walkable to the town centre and other nearby amenities.

This property boasts a bright, spacious sitting room and triple aspect conservatory opening out to the well-maintained rear garden; along with a front aspect fitted kitchen.

Upstairs, are three bedrooms, varying in sizes, with a modern fitted family bathroom.

Outside, is a driveway providing off-street parking and a brick-built garage. To the rear and wrapping around the property is a great size garden boasting raised decking and an established range of plants and trees.

VIEWING RECOMMENDED



The property...

ENCLOSED PORCH- A composite front door to a good space for coats and shoes, with a side aspect double-glazed window

SITTING ROOM- A brilliant space measuring 15'7ft x 15'4ft with stairs to first floor and double-glazed window to the rear, overlooking the rear garden and into the-

CONSERVATORY- A great triple aspect space, double glazed with double doors opening out providing direct access to the rear garden's raised decking

KITCHEN- A modern fitted kitchen comprising shaker style wall and base units with metal handles and granite effect roll edge worktops; and tiled surround. One and a half bowl stainless steel sink with mixer tap and front aspect double glazed window above overlooking the front of the property. 4 ring gas hob with stainless steel chimney style cooker hood above and integrated double oven below. Space for fridge freezer, dishwasher washing machine.

FIRST FLOOR LANDING- Hatch to loft, storage cupboard and doors to principal rooms

BEDROOM- A good size double bedroom measuring 12'1ft x 8'5ft with double glazed rear aspect windows overlooking the rear garden, and built in wardrobe recess

BEDROOM- A great size double room measuring 11'5ft x 8'4ft with front aspect double glazed window and built in wardrobe recess

BEDROOM- A good size space with rear aspect double glazed windows overlooking the rear garden





Property and Outside...

BATHROOM- A modern fitted family suite comprising a panel enclosed bath with mixer tap and shower above with glass screen and stylish tiled surround, wash hand basin with mixer tap and vanity unit below, low-level W.C., tiled floor and front aspect double-glazed window

OUTSIDE

FRONT GARDEN- Block paved driveway leading to brick-built garage and round the property to the front door where there's an array of plants and shrubs

REAR GARDEN- A surprisingly spacious, fully fenced garden wraps around the property and extends to the rear, where it is mainly laid to lawn and complemented by established flowerbeds along with a variety of mature plants and trees. The rear garden also features a raised decked area, perfect for socialising or relaxing in the sunshine.

PARKING- To the front of the property- block paved driveway and a garage





Location...

Cranmer Close is a quiet cul-de-sac located in the sought-after South Malling area of Lewes. A large recreation ground and several children's play areas are just a short walk away, and the town centre is also within easy reach—around a 15-minute stroll (source Google Maps) along the picturesque River Ouse.

The area boasts a local convenience shop, a community centre, which can be hired for events, and has an onsite coffee shop. The South Malling area is served by a regular bus service offering direct routes to the town centre but also Brighton and Tunbridge Wells.

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

Lewes is the historic county town of East Sussex boasting history throughout from Lewes Castle to the Priory Ruins to Anne of Cleves House. It also benefits from several independent shops, restaurants and cafes. Lewes is home to the Pells outdoor swimming pool, leisure centre- home to many sports and clubs, and the Depot Cinema which offers local food and drink 7 days a week.

Lewes further boasts a Mainline Railway Station offering regular, direct services to London, Brighton and Gatwick.

Tenure - Freehold

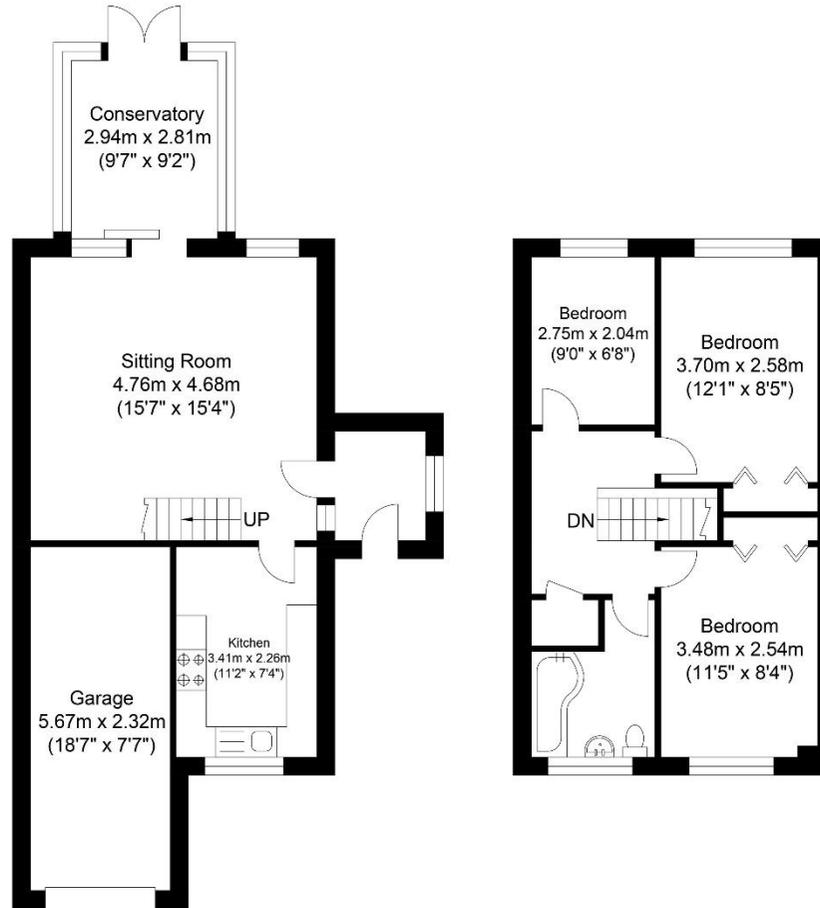
Gas central Heating

Double Glazing.

EPC Rating - D

Council Tax Band - C





Ground Floor
Approximate Floor Area
576.19 sq ft
(53.53 sq m)

First Floor
Approximate Floor Area
422.69 sq ft
(39.27 sq m)

Approximate Gross Internal Area (Including Garage) = 92.80 sq m / 998.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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