



£450,000 o.i.e.o

10 Barons Walk, Lewes, East Sussex, BN7 1EX

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Overview...

A great opportunity to purchase this beautifully presented and newly renovated 3-bedroom family home situated in a popular Barons Down area of Lewes.

This super property has undergone an extensive program of improvement works and boasts bright, spacious accommodation. Located in the Winterbourne area of Lewes, this property is within easy walk of local primary and secondary schools and is a short 12-minute walk (source Google Maps) to the historic High Street.

Inside there is a generously sized Sitting Room with double doors leading to the Garden and a modernised Kitchen Dining Room which enjoys views to the front. There is an excellent array of fitted cupboards and a ground floor cloakroom.

Upstairs there are 3 well-proportioned Bedrooms, two with fitted wardrobes and the principal bedroom boasting wonderful far-reaching views of the South Downs National Park.

Outside the property benefits from a South Facing Garden and boasts the rare advantage of a Garage.



The property...

ENTRANCE HALL- Composite front door, several storage cupboards and door to-

CLOAKROOM/W.C.- Front aspect window, wash hand basin with mixer tap with tiled backsplash, low-level wc and built in shelving

KITCHEN DINING ROOM- A generously sized space measuring 20'9ft x 7'11ft, featuring an expansive front aspect double-glazed window overlooking the front of the property and space for a dining table. The newly fitted modern kitchen comprising wooden wall and base units with complementary granite effect roll edge worktops, stainless steel sink with mixer tap and tiled surround. With space for an electric cooker, fridge, freezer and dishwasher, and open look through to the sitting room

SITTING ROOM- A generous space, with laminated floors and featuring exposed beams. This room is flooded with natural light from the rear aspect double-glazed windows and double-glazed sliding doors that provide direct access to the southerly facing rear garden. Stairs to the first floor

FIRST FLOOR LANDING- Airing cupboard and doors to principal rooms

BEDROOM 1- A brilliant double bedroom naturally bright from the southerly facing, expansive rear aspect double-glazed windows overlooking the rear garden and with further views of the South Downs National Park. The room further benefits from built in wardrobes.

BEDROOM 2- A generous double bedroom with fitted wardrobes and storage recess, with front aspect double glazed windows.





Property and Outside...

BEDROOM 3- A single third bedroom with an expansive front aspect double-glazed window overlooking the front of the property.

BATHROOM- A beautifully renovated, modern fitted suite, comprising a panel enclosed bath with mixer tap and handheld and waterfall shower heads above, with glass screen and tiled surround. Wash hand basin with mixer tap and set in vanity unit below, low-level wc, chrome heated towel rail, tiled surround and tiled flooring.

FRONT GARDEN- Block paved, rowed with a range of flowers and shrubs, and timber woodshed. Composite door to utility/storeroom.

REAR GARDEN- A deceptively generous garden at the rear of the property with an area of blocked paved patio lined with bushes and greenery and raised, well-kept flowerbeds. Down a few steps is a paved area encasing shingle, all fence enclosed and surrounded by further trees, plants and flowers. Private gated rear access

PARKING- On street parking and garage at the end of the street





Location...

Barons Walk is a pretty pathway away from passing traffic and forms part of the private Barons Downs Estate. The award-winning development boasts architectural features within the properties themselves and enjoys well-kept communal areas including exclusive use of a children's playground

Pathways meander past Warren Drive and onto Lewes Road from where a regular bus service provides access to Brighton and Lewes High Street. The Winterbourne area benefits from a popular convenience shop and almost immediate access to the South Downs National Park.

The High Street is a 16-minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

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.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

Tenure - Freehold

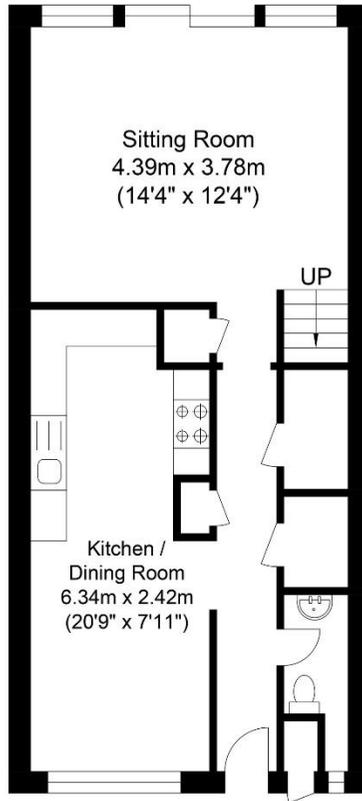
Residents Association Charge - TBC

Electric Heating - Double Glazing.

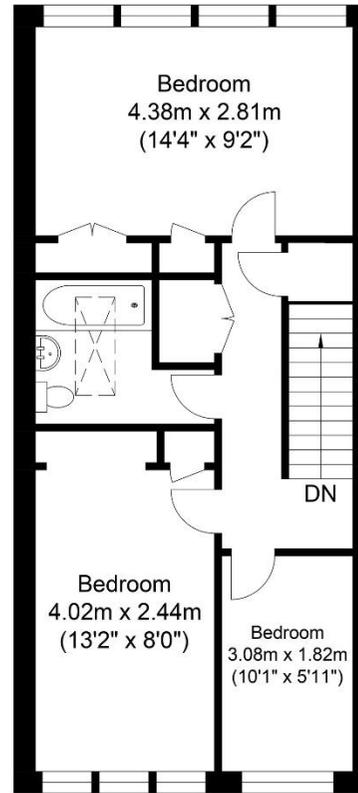
EPC Rating - D

Council Tax Band - C

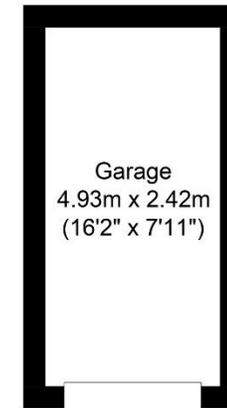




Ground Floor
Approximate Floor Area
482.97 sq ft
(44.87 sq m)



First Floor
Approximate Floor Area
482.97 sq ft
(44.87 sq m)



Garage
Approximate Floor Area
128.41 sq ft
(11.93 sq m)

Approximate Gross Internal Area (Excluding Garage) = 89.74 sq m / 965.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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