



£1,000,000-£1,100,000 guide price

4 Barn Hatch Close, Lewes, East Sussex, BN7 1FA

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Overview...

A fantastic opportunity to purchase this stunning five-bedroom home. The property is situated a short walk from Lewes town centre yet in a quiet no-through road with nearby South Downs access and breath-taking views from its principal rooms.

This newly renovated home boasts spacious and modernised living with a newly developed open plan kitchen/dining room/sitting room with a stylish fitted kitchen and Velux features, ensuring a naturally bright space. Accommodation also presents another sitting room with ornate feature fireplace and a dual aspect study. A ground floor bedroom with en suite shower room has the potential to be converted into an annexe.

Upstairs are four bedrooms, varying in sizes featuring stunning far-reaching views over the South Downs National Park, with the master bedroom boasting an en suite shower room. There's also a modern fitted family bathroom.

The property features 17 Solar PV boosting the energy efficiency of the property. There's a well-maintained rear garden with an abundance of greenery and featuring a wooden garden building, with the potential to be a studio.



The property...

ENTRANCE LOBBY- A generous hall with engineered wood flooring and doors to kitchen/dining room and study, and door to-

INNER HALLWAY- Stairs to first floor and doors to principal rooms

CLOAKROOM/W.C.- Under the stairs is a fitted suite with hand wash basin with mixer tap, low-level wc and chrome heated towel rail

KITCHEN/DINING ROOM- The beautiful, contemporary, L-shaped, modern kitchen is the true centrepiece of the home, combining abundant natural light and a stylish fitted kitchen. Comprising shaker style base units with contrasting black roll edge work surfaces with stainless steel sink with mixer tap and patterned tiled splashback. This is furthered by a central island with matching design and shaker style cupboards below, and a 5-ring induction hob in the centre. With space for a dishwasher and American style fridge-freezer. This naturally bright space is enhanced by the multiple overhead skylights, offering generous natural light. This seamlessly leads into the dining area where there's space for a large dining table and feature brick wall, and boasting expansive rear aspect double glazed windows overlooking the rear garden and further over the South Downs. Opening to-

LOUNGE AREA- A cosy, family space with engineered wood flooring and featuring a matte, column radiator.

UTILITY ROOM- A great addition to the kitchen with shaker style wall and base units with wooden worktops, stainless steel sink with mixer tap and double-glazed window above, space for a washing machine and tumble dryer. There are front and rear aspect doors providing alternative access into the property and direct access to the rear garden.



The property...

SITTING ROOM- A great size space, measuring 17'2ft x 14'9ft, with engineered wood flooring. Boasting high ceilings and double-glazed sliding doors allowing direct access to the rear garden and filling the room with natural light. Feature fireplace with marble surround and hearth and ornately detailed mantel, encasing a cast iron fireplace recess, with built-in shelving either side

BEDROOM 2- A generous double room with expansive front aspect bay window, flooding the room with natural light and door to-

EN SUITE- A modern white suite comprising a walk-in shower with chrome attachment, tiled surround and glass doors, hand wash basin with stainless steel mixer tap, low-level wc, obscured double glazed windows and pattern tiled flooring

STUDY- A dual aspect space with front and side aspect double glazed windows overlooking the front of the property, with built in storage and engineered wood flooring

FIRST FLOOR LANDING- A skylight for natural light, hatch to loft and doors to principal rooms

BEDROOM 1- A great size double bedroom measuring 17'1ft x14'10ft, with brilliant rear aspect double glazed windows overlooking the rear garden and further, far-reaching views over the South Downs National Park. With built in wardrobes and door to-

EN SUITE- A modern fitted suite comprising a walk-in shower with waterfall and hand-held shower attachments, tiled surround and glass screen; hand wash basin with mixer tap and set in floating vanity unit below, wc with tiled splash surround

BEDROOM 3- A great size double bedroom featuring an impressive front aspect bay window overlooking the front of the property





More Property and Outside...

BEDROOM 4- A good size double bedroom with side aspect double glazed windows

BEDROOM 5- A single bedroom with front aspect double glazed windows, overlooking the front of the property

BATHROOM- A modern fitted suite comprising a panel enclosed bath with mixer tap, walk-in shower with tiled surround and glass screen, hand wash basin with set in vanity unit below, wc with concealed system, obscured double glazed windows and tiled flooring.

FRONT GARDEN- The front of the property exhibits block paved pathway leads to front door and driveway providing allocated parking. In front of the property exhibits areas of laid to lawn and bordered with a range of plants, shrubs and flowers. Side, gated access to the rear garden

REAR GARDEN- A generous rear garden, landscaped to a high standard with an attractive raised patio, ideal for alfresco dining. The garden continues to a larger area of laid to lawn flanked by stocked borders of well-maintained trees and greenery. This is a real suntrap and offers gated access to the side of the property, as well as a shed and wooden garden building, with the potential to be a home office or studio.





Location...

Barn Hatch Close is a desirable and sought after road on the western peripheries of Lewes. The road features bespoke built 1990s homes and the area offers beautiful views across to the South Downs National Park.

Lewes High Street is just a mile away or a 15-minute walk away (Source Google Maps) and the nearby bus stops offer a regular bus service providing routes to Lewes High Street and Brighton.

Lewes Mainline Railway Station offers regular direct services to London, Gatwick and Brighton and the A27 and motorways to Gatwick and wider afield are within easy reach of the area.

Lewes is a historic market town boasting an array of shops, restaurants, public houses and public green spaces and popular schools catering for all ages.

Lewes also boasts a great number of sports clubs including tennis, football, rugby, cricket, stoolball, athletics, boating and cycling to name a few.

Gas Central Heating

Solar P.V. panels

EPC Rating - C

Double Glazing.

Council Tax Band - G



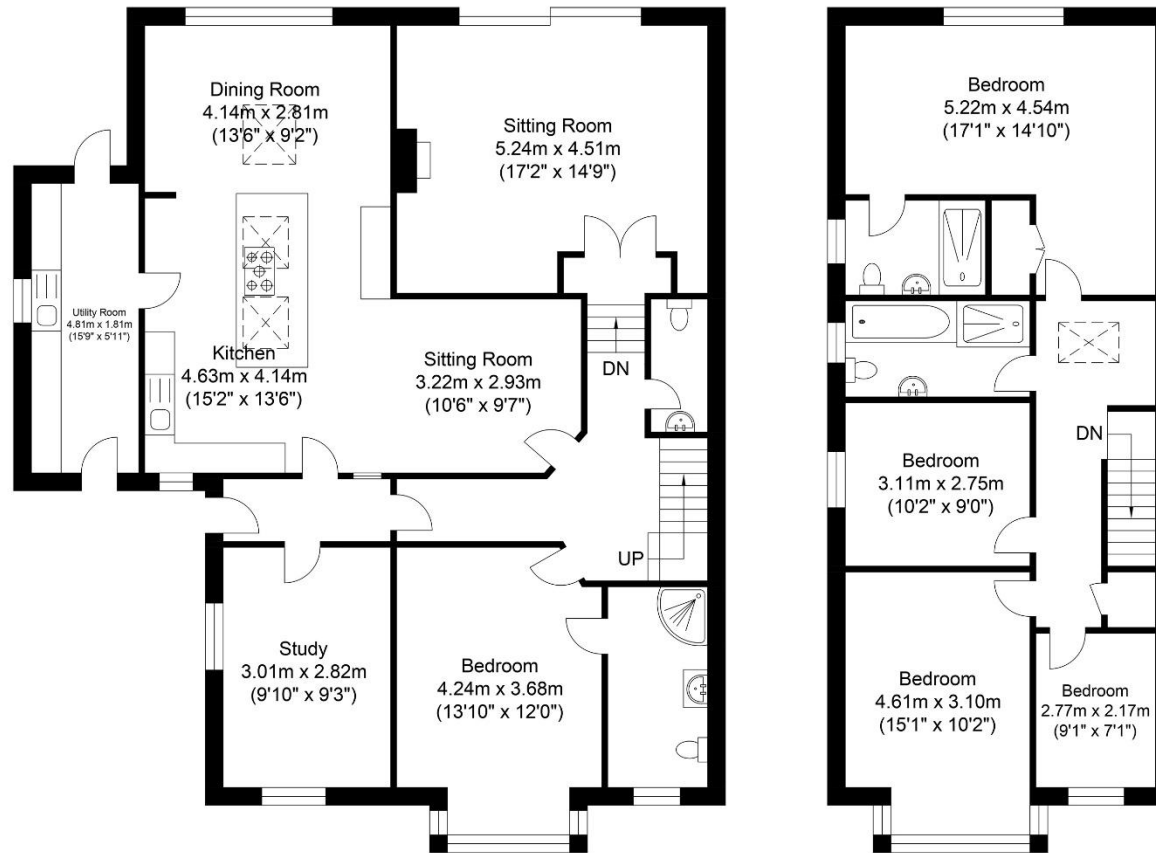


Enquiries...

For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
1352.91 sq ft
(125.69 sq m)

First Floor
Approximate Floor Area
741.52 sq ft
(68.89 sq m)

Approximate Gross Internal Area = 194.58 sq m / 2094.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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