



£425,000 offers in excess of
20 The Lynchets, Lewes, East Sussex, BN7 2BL

**MANSELL
McTAGGART**
Trusted since 1947

The property...

A great 3 Bedroom, double fronted property in a popular cul de sac close to the South Malling area of Lewes and within immediate access of the South Downs National Park.

The property boasts a Modern dual aspect Kitchen, Dining Room, a dual aspect Sitting Room, 3 Bedrooms and a Modern Family Bathroom.

ACCOMMODATION

SITTING ROOM- Measuring a generous 16'5 x 10' the dual aspect reception room benefits from double doors that open to the rear garden.

KITCHEN/DINING ROOM- A modern kitchen comprising of a range of cupboards and drawers finished in a gloss white and complimented by wood look worksurfaces and tiled splashbacks. The dual aspect room provides space for a dining table and chairs and enjoys views over the respective gardens.

FIRST FLOOR LANDING- Window to the rear with far reaching views. Doors to principal rooms.

BEDROOM 1- A good size double bedroom with elevated views to the front. Wardrobe with double doors.

BEDROOM 2- A good size double bedroom with elevated views to the front. Wardrobe with double doors.

BEDROOM 3- A single bedroom with far reaching views across the Lewes townscape and South Downs in the far distance.

BATHROOM- Modern bathroom suite comprising of a bath with shower over and glass screen door, wc and wash hand basin, all complimented by a modern polished tiled walls finished in a soft, light grey. Window to the rear.





Outside & Location...

REAR GARDEN- Landscaped to be a paved terrace and enclosed by fenced boundaries, the garden is of a desirable Southerly aspect and does not feel overlooked from the rear.

LOCATION

The Lynchets is a cul de sac located in the North East corner of Lewes offering direct access to the South Downs National Park.

The High Street is a 20 minute walk away with a local convenience shop within an 8 minute walk away (source google maps)

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

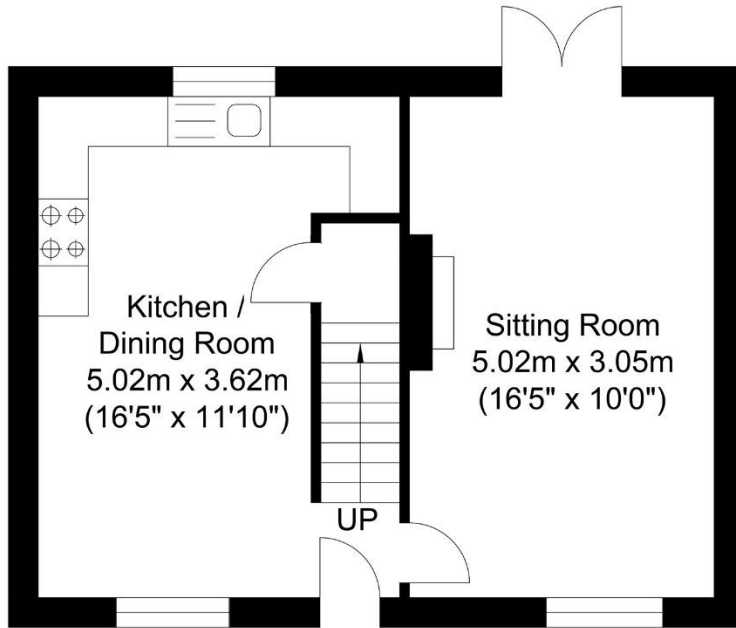
Title - Freehold

Gas central heating - Double glazing

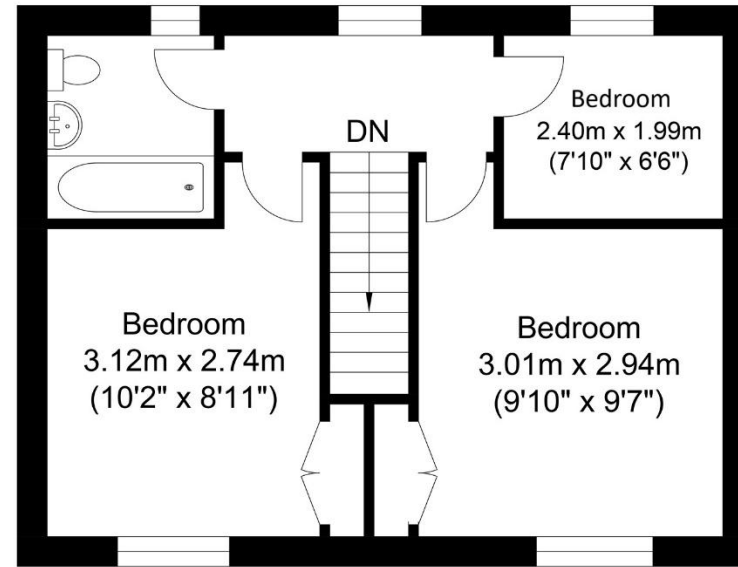
EPC Band- TBC

Council Tax Band- C





Ground Floor
Approximate Floor Area
365.86 sq ft
(33.99 sq m)



First Floor
Approximate Floor Area
365.86 sq ft
(33.99 sq m)

Approximate Gross Internal Area = 67.98 sq m / 731.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: ringmer@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947