



£385,000 guide price

39 Winterbourne Lodge, Warren Drive, Lewes, East Sussex, BN7 1HD

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Overview...

We are pleased to market for sale this rarely available 2 Bedroom, Semi-Detached, Bungalow which forms part of the Winterbourne Lodge development. The property is situated in a tucked away position at the end of a cul de sac with easy access to bus stops serving the town centre and Brighton.

The property boasts an enviable Southerly Facing Garden and features a generously sized Sitting Room, Conservatory, Modern Kitchen Breakfast Room, Modern Bathroom and 2 Bedrooms.

Winterbourne Lodge is a popular development for those aged 55 or over. Located on the western side of Lewes the properties benefit from an onsite warden who is available during working hours and 24 hour emergency assist pull chords. Parking is available for residents on a first come first serve basis. Whilst the property has plumbing and space for a washing machine, there is a communal Laundry Room, there is also offered a guest suite which is available for guest to rent for a nominal fee.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, doors and openings to principal rooms, hatch to loft with integrated ladder to fully boarded loft, cloaks cupboard.

SITTING ROOM- Measuring a generous 16ft the dual aspect reception room enjoys views over the front and patio doors open to the Conservatory, with Quickstep Impressive flooring through to-

KITCHEN/BREAKFAST ROOM- A modern kitchen finished in a timeless white and complimented by wood style worksurfaces and tiled splashbacks. The kitchen cleverly incorporates a breakfast bar into the design neatly positioned under the window, enjoying views over the private rear garden.

CONSERVATORY- a dual aspect conservatory views and access over the rear garden.

BEDROOM 1- A double bedroom with views over the rear garden.

BEDROOM 2- A comfortable bedroom with fitted cupboard housing combi boiler, and pleasant views to the front.

BATHROOM- Modern bathroom with suite comprising of a bath with shower over and glass screen, wc and wash hand basin. Simple white tiled walls, window to the side, heated towel rail, airing cupboard with plumbing and space for washing machine





Outside...

REAR GARDEN- A deceptively generous garden of a desirable Southerly aspect. The garden is mostly laid to lawn with a paved patio adjacent to the property, with an electric Somfy sun awning above. The garden feels noticeably private and is not overlooked from the rear. The garden is both mature and established with a variety of plant, shrubs and trees.

PARKING- Residents parking available on a first come first served basis.



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



Location...

Warren Drive is a cul de sac located on the western peripheries on the town and is just a 13 minute walk to the High Street (Source Google Maps).

Access to the South Downs National Park can be found just across the road via Spital Road and bus stops offering direct routes to Brighton and Lewes High Street are at the entrance to the road.

Lewes further benefits from a Mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

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Tenure - Freehold

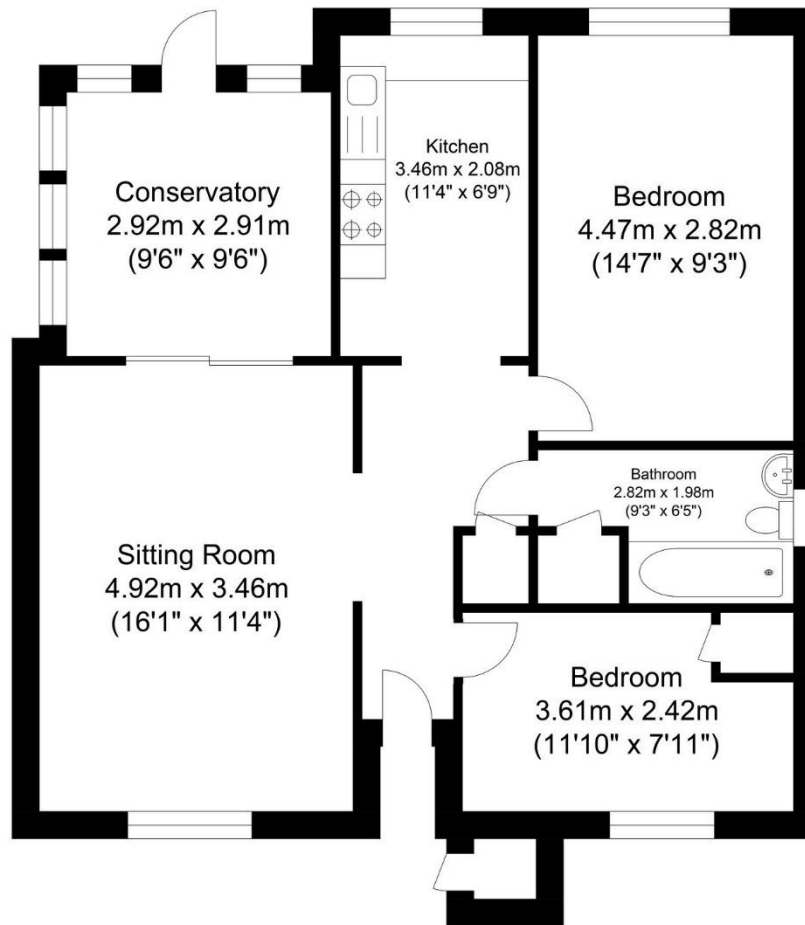
Service Charge - £247.54 PCM

Gas Fired Central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - C

VIEWING RECOMMENDED



Approximate Floor Area
720.75 sq ft
(66.96 sq m)

Approximate Gross Internal Area = 66.96 sq m / 720.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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