



£400,000 guide price

27 Harvard Close, Lewes, East Sussex, BN7 2EJ

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

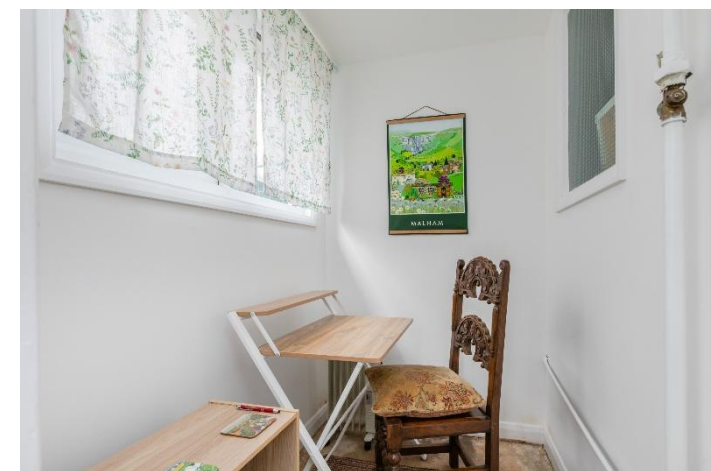
A great opportunity to purchase this beautifully presented 3 bedroom family home situated in a quiet close within walking distance of the town centre and local primary school.

This end of terrace property has been well-maintained and boasts bright, spacious and versatile accommodation, including an open-plan kitchen dining room with direct access to the garden. A cosy sitting room with feature stone fireplace opens out to a lean-to conservatory. The ground floor also is home to a front aspect study space and cloakroom/wc.

On the first floor is the bathroom, refitted with a modern white suite and three bedrooms, varying in size.

Outside, the property is host to a beautifully maintained courtyard garden, with shingle path and pond, also with gated rear access. The front of the property boasts allocated off street parking.

VIEWING RECOMMENDED



## The property...

---

**PORCH-** Composite front door, front and side aspect double-glazed windows, door to

**STUDY-** Front aspect double-glazed window

**ENTRANCE HALL-** Stairs to first floor, storage cupboard

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin with tiled back splash

**KITCHEN/DINING ROOM-** A good size, open-plan, dual aspect space, with space for a dining table and double-glazed sliding doors providing direct access to the rear garden and flooding the space with natural light. There's a front aspect fitted kitchen comprising flush fronted wall and base units with contrasting roll edge work surfaces and tiled splash back surround. Sink with mixer tap and expansive front aspect double-glazed window above overlooking the front of the property, space for an electric cooker, washing machine and fridge freezer and laminate tiled flooring

**SITTING ROOM-** A sizeable space with a rear aspect double glazed window, laminate flooring and feature stone fireplace with brick surround with matching hearth.

**FIRST FLOOR LANDING-** Doors to principal rooms and airing cupboard

**BEDROOM-** A super double room with large rear aspect double glazed window overlooking the rear garden.

**BEDROOM-** A good size double room with double glazed, rear aspect window, built in wardrobe





## *Property and Outside...*

---

**BEDROOM-** A good size room with front aspect double glazed window overlooking the front of the property

**BATHROOM-** A modern fitted white suite comprising a panel enclosed bath with mixer taps and shower attachment above and glass screen. Hand wash basin with mixer tap and set in vanity unit below, low-level wc, inset shelving with tiled walls and flooring

**FRONT GARDEN-** Paved with parking space, with a well-maintained hedge and shrubs, path round to rear garden side access

**REAR GARDEN-** A good size garden with a shingle pathway to rear gated access, with an established range of plants, flowers and trees on either side. There's a small pond surrounded by slates and shrubs, all fence enclosed. At the rear of the property is a lean-to conservatory, ideal as a greenhouse or for dining

**PARKING-** To the front of the property





## Location...

**Harvard Close** is located in the popular New Malling area of Lewes. The area benefits from a highly acclaimed primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting. The area is served by a regular local bus service with direct services to Lewes and Brighton.

The High Street is a 24-minute walk away (source google maps), Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

South Malling Primary School is easily walkable, and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

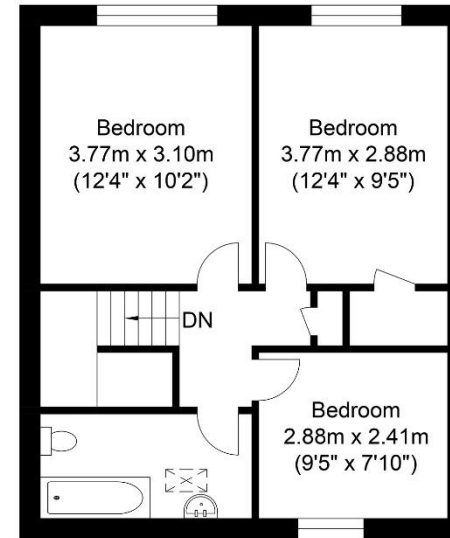
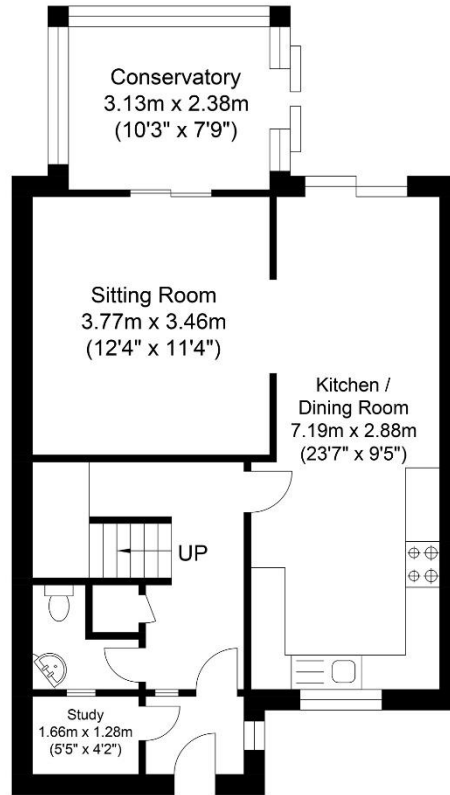
Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold  
Gas central Heating  
Double Glazing.

EPC Rating - C  
Council Tax Band - C

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





Ground Floor  
Approximate Floor Area  
579.20 sq ft  
(53.81 sq m)

First Floor  
Approximate Floor Area  
459.72 sq ft  
(42.71 sq m)

Approximate Gross Internal Area = 96.52 sq m / 1038.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://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