



£325,000 offers in excess of  
18 Buckhurst Close, Lewes, East Sussex, BN7 2ES

**MANSELL  
McTAGGART**  
Trusted since 1947

## The property...

We are pleased to market for sale this 2-bedroom, terraced house in the popular New Malling area of Lewes, within walking distance of the town centre, local schools and scenic, pretty countryside walks. This super property offers versatile accommodation with a newly fitted boiler, with 4 years guarantee. Inside, features a generous rear garden, allocated parking spaces, fitted kitchen and bathroom and spacious front aspect living/dining room.

**ENTRANCE PORCH-** Composite front door with stairs to first floor and door to principal room

**LIVING ROOM-** A naturally bright room, measuring a generous 17'5ft x 13'11ft, with an expansive front aspect double-glazed window to the front and ornate feature fireplace. Door to-

**KITCHEN-** A fitted kitchen comprising shaker style wall and base units with granite effect work surfaces and tiled surround. Stainless steel sink with mixer tap and rear aspect window above, overlooking the rear garden. Space for an electric cooker with integrated cooker hood above, space for washing machine and fridge freezer and dishwasher. Built in storage cupboard/pantry and door providing direct access to rear garden

**BEDROOM-** A generous double bedroom, measuring 12'9ft x 11'2ft, with built in wardrobes and a great front aspect double glazed window overlooking the front of the property

**BEDROOM-** Single bedroom with rear aspect double glazed window overlooking the rear garden

**BATHROOM-** White suite comprising a panel enclosed bath with glass screen and tiled surround, pedestal hand wash basin, wc, obscured window and tiled flooring

**REAR GARDEN-** A generous, low-maintenance space, fence enclosed, laid with gravel with block paved path leading to the rear gated access. An ideal courtyard garden for entertaining but still small areas of mature plants and shrubs. At the rear of the garden are allocated parking spaces for two vehicles





## *Location...*

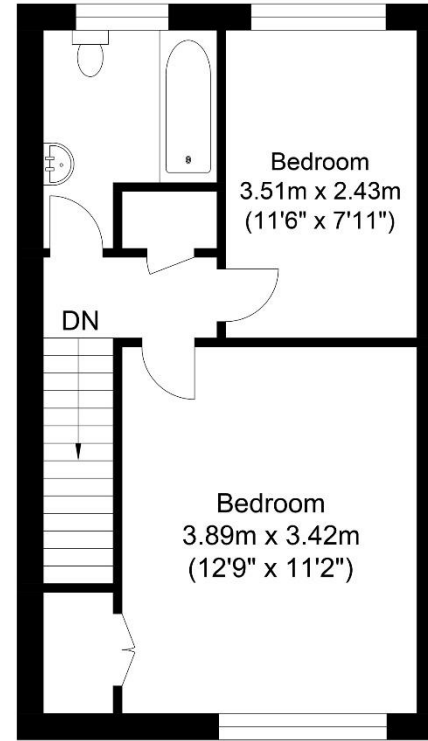
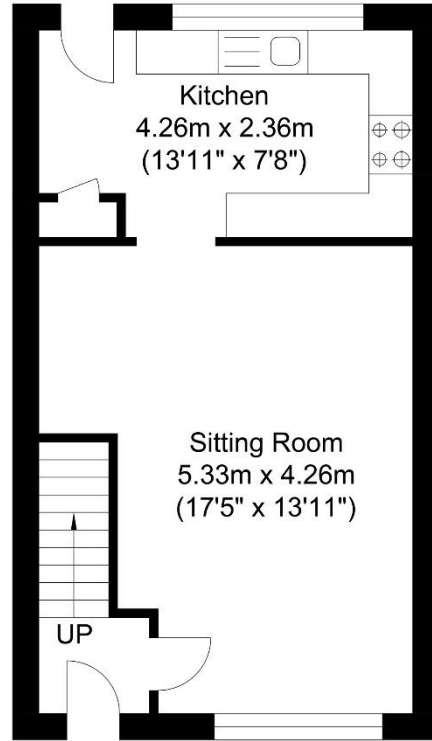
**Buckhurst Close** is a cul de sac located in the popular New Malling area of Lewes. The area benefits from a highly-regarded primary school, local shop and numerous children's recreation grounds; higher education can also be found in Lewes. Scenic walks can also be found within moments of the property along the former Railway cutting. There is also a regular local bus service with services to Lewes and Brighton.

The High Street is just a 20-minute walk (source Google Maps), and Lewes Mainline Railways Station is a little further with direct services to London, Brighton and Gatwick.

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 Anne of Cleves House, Lewes Castle and Priory Ruins. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

**Tenure** - Freehold  
Gas Central Heating - Double Glazing  
**EPC Rating** - C  
**Council Tax Band** - C





Ground Floor  
Approximate Floor Area  
357.25 sq ft  
(33.19 sq m)

First Floor  
Approximate Floor Area  
357.25 sq ft  
(33.19 sq m)

Approximate Gross Internal Area = 66.38 sq m / 714.50 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