



£400,000 freehold

34 Dunvan Close, Lewes, East Sussex, BN7 2EY

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## Overview...

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

This super property boasts spacious accommodation, with a modern open-plan layout, each room flooded with natural light to create a social, inviting space.

Through the entrance hall, you're greeted with a generous front aspect sitting room, this seamlessly leads into the kitchen/dining room with a fitted kitchen and doors opening directly into the rear garden. On the first floor is the family bathroom and three bedrooms, varying in sizes.

Outside, the property presents a well-maintained Southerly facing rear garden with both laid to lawn and patio areas. The property also boasts a garage around the corner for further storage.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE HALL-** Front door, stairs to first floor and ample storage for coats and shoes

**SITTING ROOM-** A great size space, measuring 18'11ft x 10'10ft, with an expansive front aspect double glazed bay window, filling the room with natural light, with stylish, contemporary style electric feature fireplace. This opens to-

**KITCHEN/DINING ROOM-** A wonderful, light and airy room flooded with natural light through the expanse of the Southerly facing double glazed windows and doors. With space for a dining table and generous storage cupboard under stairs, this space seamlessly flows into the fitted kitchen, comprising wooden Shaker style wall and base units with contrasting granite effect roll edge work surfaces, one and half bowl sink with mixer tap over and rear window above. 4 ring ceramic hob with integrated cooker hood above and oven below; space for fridge, freezer and washing machine.

**FIRST FLOOR LANDING-** Storage cupboard and doors to principal rooms

**BEDROOM-** A super double room, measuring 13'11ft x 9'3ft, with expansive front aspect double glazed window with far-reaching countryside views, wall of built-in cupboards

**BEDROOM-** A good size double room with rear aspect double glazed window overlooking the Southerly facing rear garden

**BEDROOM-** A single bedroom with fitted wardrobes and rear aspect double glazed windows overlooking the rear garden

**BATHROOM-** Comprising a panel enclosed bath, semi-panelled surround, wash hand basin set in vanity unit, low level W.C., obscured windows, and walk in shower with glass screen.





## *Outside...*

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**FRONT GARDEN-** Stairs up to front door with a range of plants and trees to the front of the property

**REAR GARDEN-** A beautifully maintained rear garden, with an area of paved patio to the rear of the property, ideal for alfresco dining and entertaining. Steps lead up to an area of astroturf, bordered with hedges and plants, fence enclosed. A door to the side allows private access.

**PARKING-** On street to the front

**GARAGE-** To the side of the property, a brick-built garage with front manual roller door, great for further storage



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



## Location...

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**Dunvan 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

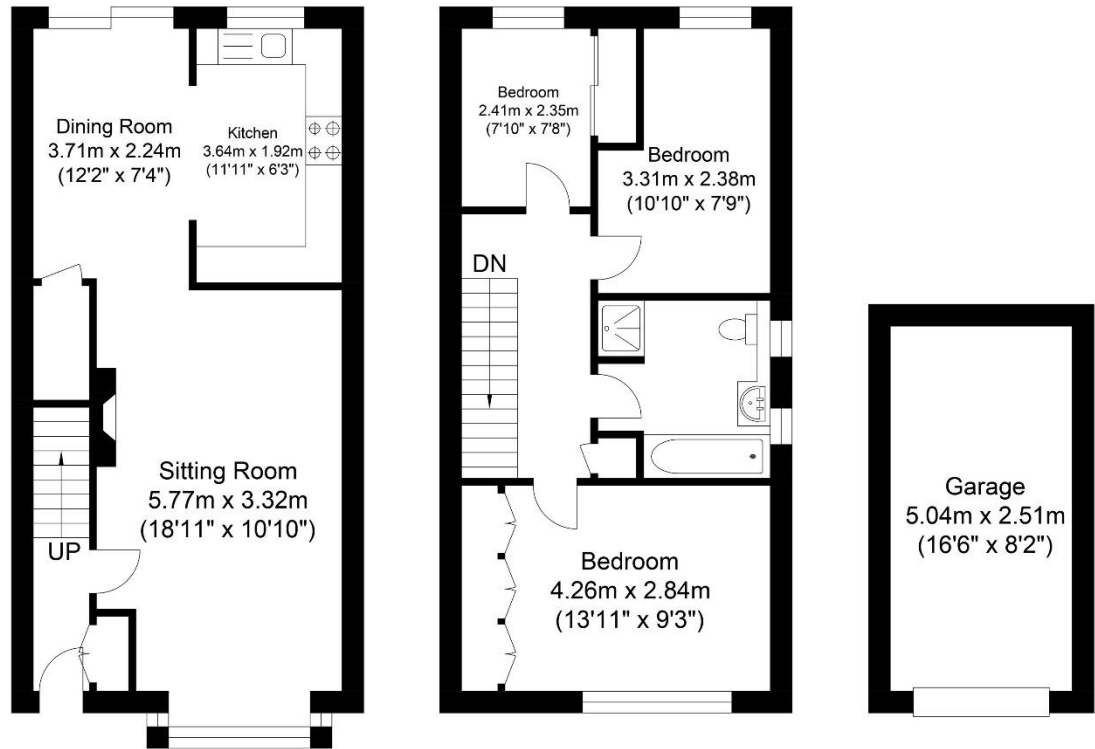
Gas central Heating

Double Glazing.

EPC Rating - D

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
429.80 sq ft  
(39.93 sq m)

First Floor  
Approximate Floor Area  
419.46 sq ft  
(38.97 sq m)

Garage  
Approximate Floor Area  
136.16 sq ft  
(12.65 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 78.90 sq m / 849.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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