



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

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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

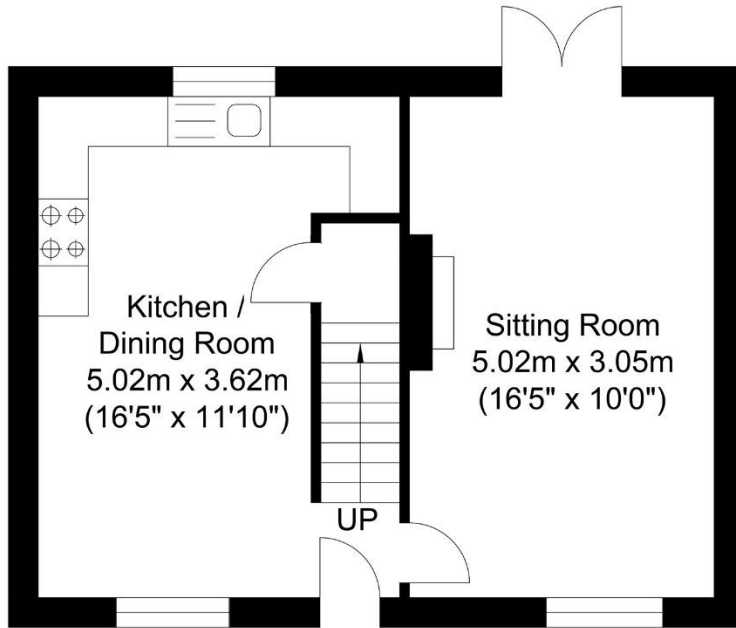
Gas central heating - Double glazing

EPC Band- C

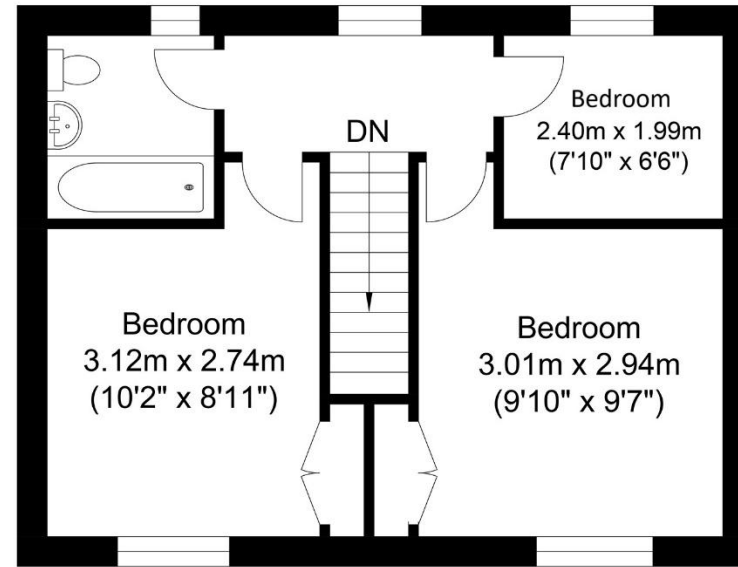
Council Tax Band- C

CGI images have been used to show furniture as a visual aid only





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.

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