



Winterbourne Close, Lewes
Asking Price £449,950

Winterbourne Close, Lewes, BN7 1JZ

A Three bedroom semi-detached house located in a cul-de-sac within walking distance of the railway station, schools and country walks particularly to Kingston.

The Property

The property in Winterbourne Close has gas central heating and double glazing. Upstairs are three bedrooms with two doubles and a single with wardrobes and a family bathroom upstairs.

Downstairs is an open-plan kitchen/ living dining room with a useful garden room/ conservatory leading to the garden. The kitchen has modern units with a breakfast bar, space and plumbing for a dishwasher and washing machine.

The garden is a good size backing onto a wooded area with a gate. There is a paved raised patio with brick retaining walls and steps lead to a lawn with a Wendy-house and garden shed. The garage has a metal up and over door, light & power. There is a shared driveway.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Winterbourne Close, Lewes



Oakley

Your Sussex Property Expert

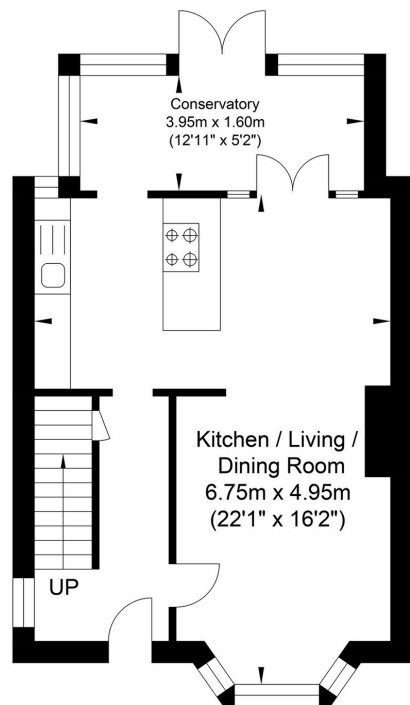
Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office

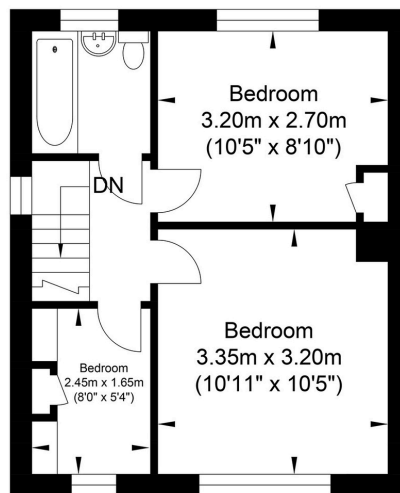


A new way of marketing property

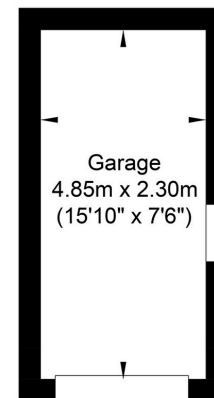
Get in touch to book a viewing or valuation of your own property



Ground Floor
Approximate Floor Area
410.32 sq ft
(38.12 sq m)



First Floor
Approximate Floor Area
327.65 sq ft
(30.44 sq m)



Garage
Approximate Floor Area
120.01 sq ft
(11.15 sq m)



Approximate Gross Internal Area = 79.71 sq m / 857.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes	Score	Energy rating	Current	Potential
Tenure Freehold	92+	A		
Council Tax Band C	81-91	B		68 B
	69-80	C		
	55-68	D	68 D	
	39-54	E		
	21-38	F		
	1-20	G		

Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

