



Mantell Close, Lewes, East Sussex, BN7 2EZ
Asking Price £345,000

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A two bedroom mid-terraced house located in a cul de sac on the edge of the Malling development.

The Property

Mantell Close is a small cul de sac with a pleasant outlook to the rear with countryside views. Upstairs there are two double bedrooms, one with a wardrobe and a family bathroom which has been re-fitted with a modern suite with a shower over the bath, fully tiled walls. The landing has a deep cupboard with a gas boiler. The lounge has a square bay window overlooking the front garden. The kitchen has ample modern units with a 1 ½ bowl sink unit, inset gas hob with oven below, deep meter cupboard and a door to the garden.

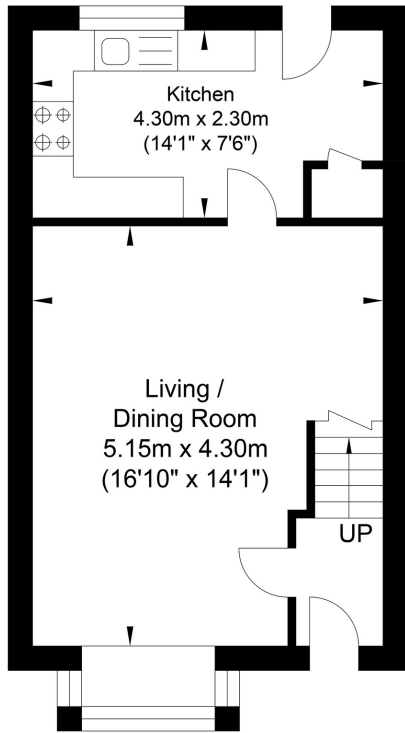
Outside the garden is enclosed with wooden fencing and a gate leads to the Allocated parking space. There is a wooden decked area and area of lawn.

The Location

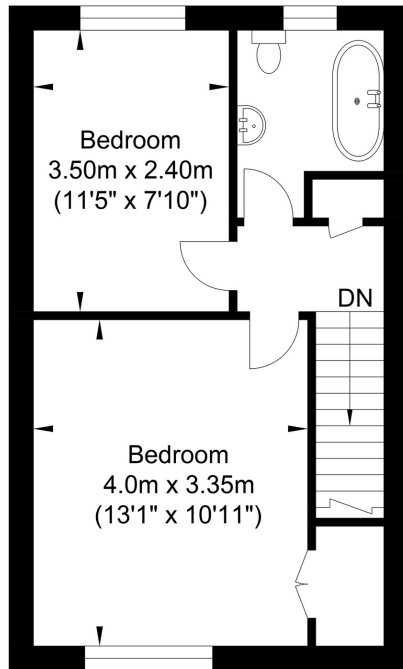
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.



Mantell Close, Lewes



Ground Floor
Approximate Floor Area
349.39 sq ft
(32.46 sq m)



First Floor
Approximate Floor Area
349.39 sq ft
(32.46 sq m)



Approximate Gross Internal Area = 64.92 sq m / 698.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

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92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold
Council Tax Band - C



Please note:

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