



Winterbourne Close, Lewes
Asking Price £465,000

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.



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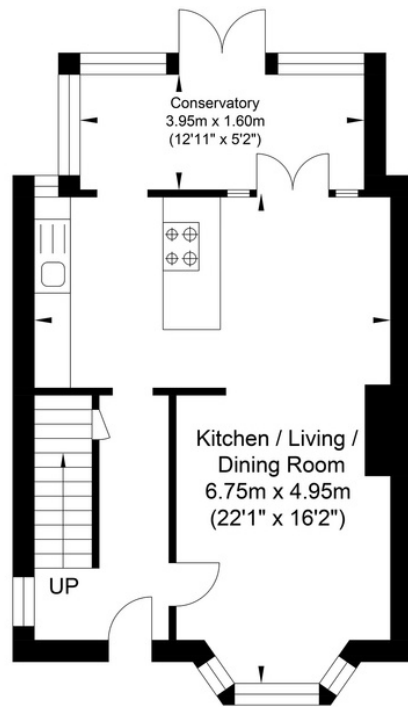
Lewes Property Hub
 01273 487 444
 14a High Street, Lewes BN7 2LN
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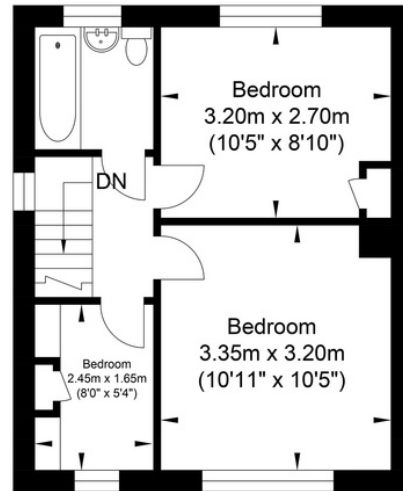


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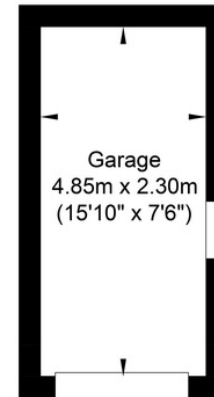
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Ground Floor
 Approximate Floor Area
 410.32 sq ft
 (38.12 sq m)



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		88 B
	69-80	C		
	55-68	D	68 D	
	39-54	E		
	21-38	F		
	1-20	G		



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