



**Mantell Close, Lewes**



Situated on a quiet corner plot on the edge of the favoured New Malling area of Lewes, this spacious double fronted, four bedroom end of terrace property features front and back gardens, a separate garage, and is sold with no onward chain.

The property sits next to a peaceful wooded area and footpath, with local countryside beyond towards the South Downs and Hamsey Church. This home offers a quiet and private retreat, whilst still being within an easy walk of Lewes town centre.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. There are multiple highly regarded primary schools, including South Malling which is less than 10 minutes on foot. Priory Secondary School and also Sussex Downs College.

Local buses run frequently and there is a 15 minute attractive off road walk into the centre of town. It is approximately 25 minute on foot to the train station.

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.





From the front door you enter into a spacious hallway with access to all principle rooms.

The open plan kitchen/dining room has a double aspect and access to the garden via a single UPVC door. The kitchen comprises a range of wall and base units, small island, and has integral appliances which include an oven, grill, gas hob, under counter fridge and under counter freezer. There is also space and plumbing for a dishwasher and washing machine.

The double aspect living room features large windows to the front and side and a decorative gas fire. On the ground floor you will also find a fully tiled WC with wash hand basin.

Stairs ascend from the entrance hall to the first floor where you will find four bedrooms and a family bathroom with shower over bath, wash hand basin set into a vanity unit, WC and a heated towel rail. The property benefits from double glazing and gas central heating throughout.

Externally, the gardens are mostly laid to lawn with some established trees, shrubs and flowers. The rear garden accessed from the kitchen/dining room has a paved patio area adjacent to the property with ample space for garden furniture and the gated side access takes you to the garage.

This property is being sold with no onward chain and viewing is highly recommended. Please contact our office to arrange your appointment.

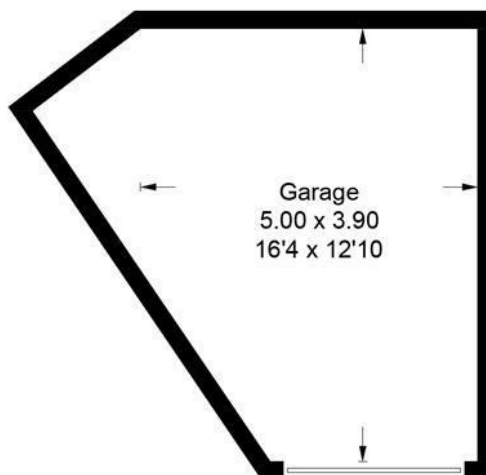


- Double-fronted End of Terrace
- Quiet Corner Plot
- Four Bedrooms
- 16ft Living Room
- 16ft Kitchen/Dining Room
- Front & Rear Gardens
- Separate Garage
- Sold with no Onward Chain

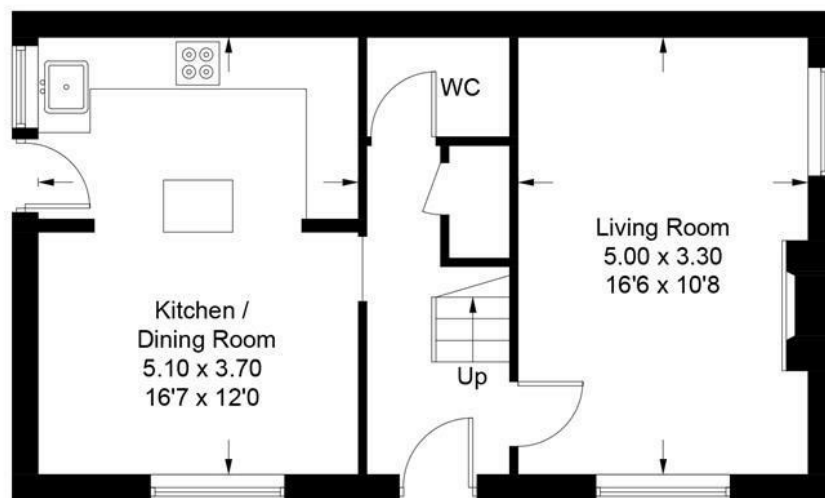


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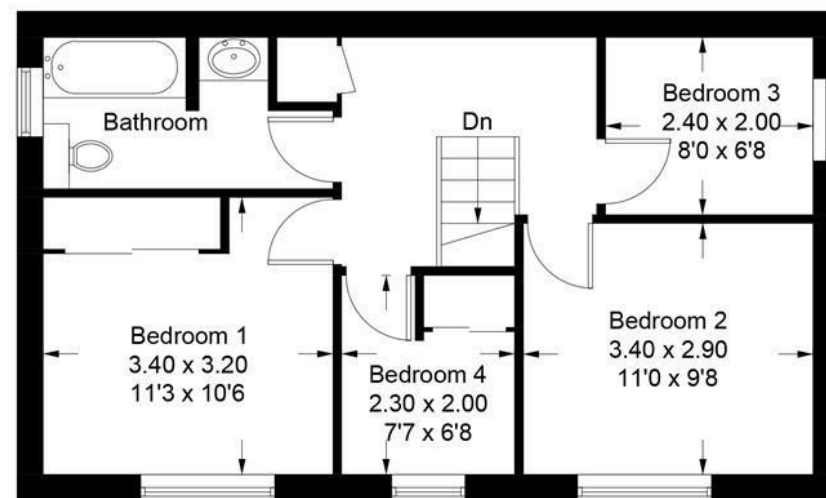




(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 87.1 sq m / 938 sq ft

Garage = 19.3 sq m / 208 sq ft

Total = 106.4 sq m / 1146 sq ft

Illustration for identification purposes only, measurements are approximate,  
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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





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Estates**

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