



Buckhurst Close, Lewes

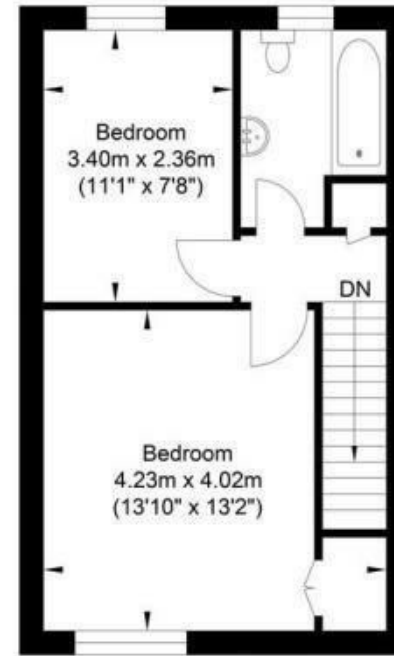
- Two-bedroom terraced home
- Popular area of Lewes
- In need of modernisation
- Rear sunny garden
- Off road parking
- Quiet cul-de-sac location
- Available chain free
- Zero stamp duty for 1st time buyers
- Great investment







Ground Floor  
Approximate Floor Area  
345.95 sq ft  
(32.14 sq m)



First Floor  
Approximate Floor Area  
345.95 sq ft  
(32.14 sq m)

Approximate Gross Internal Area = 64.28 sq m / 691.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



t: 01273 477377

e: sales@lewesestates.co.uk

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.

A fantastic two-bedroom home situated in the new Malling area of Lewes located in a quiet position with a sunny west facing rear garden. The property is in need of some internal improvements and would benefit from a new kitchen, bathroom and decorating throughout. The property offers from a spacious sitting / dining room, kitchen with access to the rear garden, two well-proportioned bedrooms, family bathroom and off-road parking access via the gate in the rear garden. Sold chain free this is an ideal first-time buyers' property (Zero stamp duty at the moment) or would also make an ideal investment property to rent out.

Outside - The rear garden is fully enclosed with wooden fencing and rear access gate. Timber shed, outside water tap. Garden is arranged with a large area of lawn, and flower beds and access to the off road park

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 offer 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 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

draft

**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewestates.co.uk](mailto:sales@lewestates.co.uk) [www.lewestates.co.uk](http://www.lewestates.co.uk)