



**Winterbourne Mews, Lewes**

We are pleased to present this spacious detached 4-5 bedroom family home set in a desirably quiet position on Winterbourne Mews. Being sold with no onward chain and offering well proportioned accommodation, front and back gardens and off road parking for four vehicles makes this house a must see.

Winterbourne Mews is a modern development just off Bell Lane which has a large recreation ground and adjoins Southover High Street with it's historic sites of Anne of Cleves House, Southover Church and the Old Priory Monastery. Beyond Southover High Street you will find Lewes' mainline railway station. The station benefits from direct trains to Brighton (in 20 minutes) and London Victoria (in 1 hour).

Our beautiful county town of 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. There are multiple highly regarded primary schools with both Southover and Western Road being less than 10 minutes away on foot. Priory Secondary School and also Sussex Downs College are within a 20 minute walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



*This lovely property has an abundance of internal space with accommodation on the ground floor briefly comprising of a spacious entrance hall, triple aspect living/dining room, kitchen/breakfast room, ground floor study (previously used as a fifth bedroom), useful WC, and integral garage. Upstairs you will find four generous bedrooms (the master with en-suite) and the family bathroom. Externally there is a large south facing front garden, driveway for four cars, a good sized two-tier rear walled garden with a timber outbuilding.*

*Viewing is highly recommended. Please contact our office to arrange your appointment.*

### Entrance Hall

Wood flooring, radiator, stairs ascending to first floor, doors to principle rooms.

### Living/Dining Room

Sliding double doors to hallway, triple aspect, south facing bay window to front, glazed doors accessing rear garden.

### Kitchen/Breakfast Room

Fitted kitchen with variety of wall and base units, 1.5 bowl sink, Nexus rangemaster with 5-ring gas hob and extractor fan over, integrated Miele dishwasher, space for fridge/freezer.

### Study

Window to rear, radiator

### Integral Garage

Steps up to kitchen lobby, garage door to front, west facing window, boiler, fuse box and consumer unit, space and plumbing for washing machine and tumble dryer, sink unit with under counter and wall storage

### Ground Floor WC

Low level WC and wash hand basin, window to front.

### Master Bedroom

Double aspect, south facing bay window, inbuilt wardrobe with rail and shelf.

### En-suite Bathroom

Double aspect with privacy glazed windows, white PVC panelled bathtub, shower cubicle with Aqualisa shower, low level WC, wash hand basin with under counter and wall storage, tiled splashback and tiled flooring, heated towel rail, radiator.

### Bedroom 2

Double aspect, radiator.

### Bedroom 3

Window to front, radiator.

### Bedroom 4

Window to rear, shelving, radiator.

### Family Bathroom

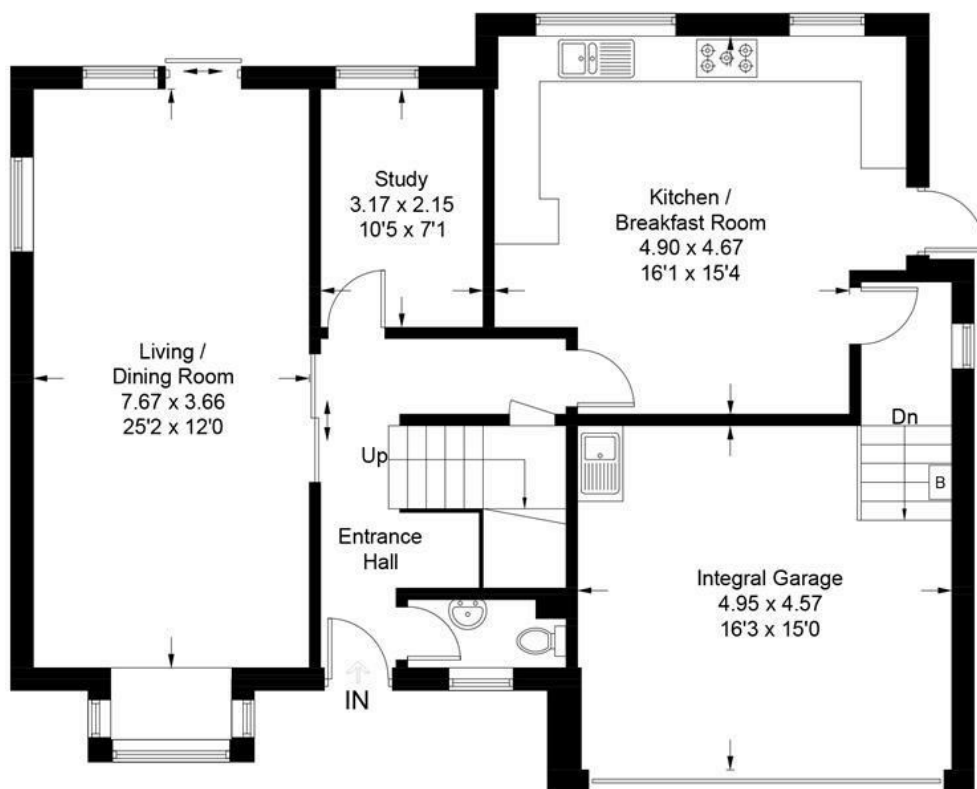
Window to rear, white PVC panelled bath with rainfall shower over, low level WC, wash hand basin, tiled floor, half-tiled walls, heated towel rail.

### Timber Garden Shed/Office

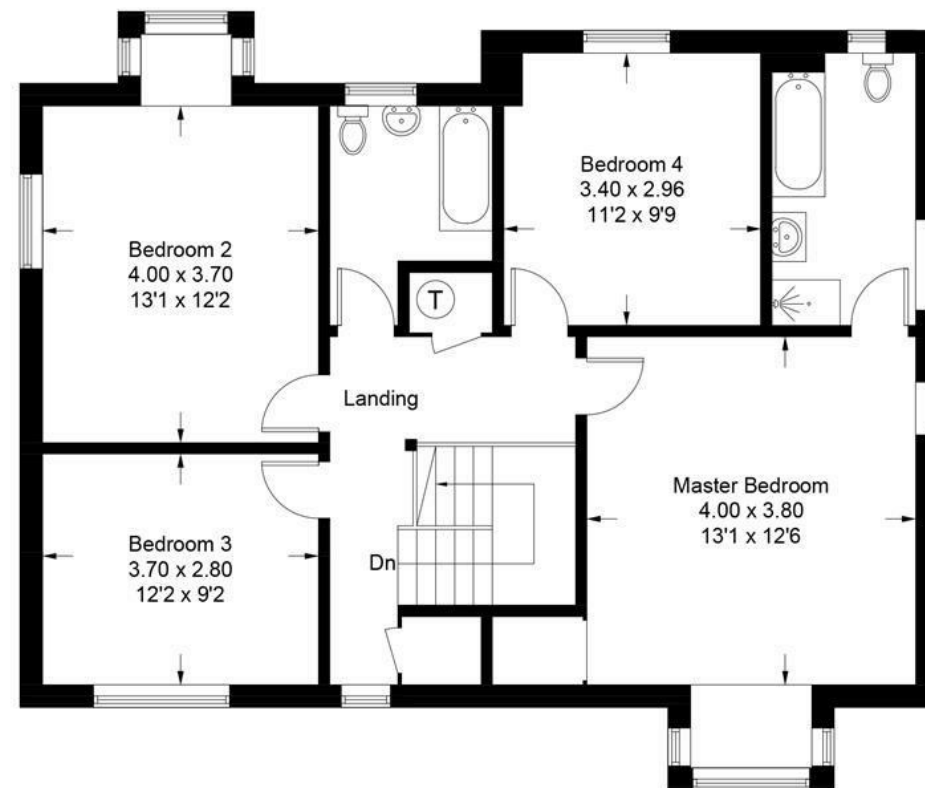
In need of maintenance, concrete base.



draft



Ground Floor



First Floor

Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261173)



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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.

