



64 High Street, Lewes, East Sussex, BN7 1XG  
 Tel: 01273 474101  
 lewes@rowlandgorringe.co.uk

rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



35, Dunvan Close, Lewes, East Sussex, BN7 2EY



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Guide Price £425,000 Freehold

**Description**  
A end terrace 4 bedroom family house, that has been considerably modernised, with the present owners having thoughtful adapted and tastefully decorated the flexible accommodation within the past calendar year (April 2021). Ideally located for local amenities and the surrounding countryside, the views over New Malling and beyond to Hamsey are particularly pleasing. Traditionally constructed of mellow brick elevations upper parts tile hung, all under a shallow pitched pantile roof. All mains services are appointed to the property, with gas fire central heating serving panel radiators. Set in an elevated position off Dunvan Close, the property is fully double glazed with UPVC windows and doors appointed throughout.

Out side: The east facing walled courtyard garden affords a high degree of privacy with paved terrace and expanse of lawn, access to the single garage.

**Location**  
Dunvan Close is conveniently located to the north/ east of Lewes town centre on the fringe of Hamsey civil parish, and adjacent to its associated countryside and the River Ouse, also within walking distance of the well attended South Malling Primary School.

Lewes is affectionately described as a small town with a big heart. Historians believe the name derives from the Old English 'hlaews' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley. It was here that Simon de Montfort fought the Battle of Lewes against the King and where Tom Paine, author of 'The Rights of Man' once lived. Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times.

There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Lewes also boasts a working brewery situated in the heart of the community on the banks of the Ouse. Commuters abound with a mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.

