



OAKFIELD



Rufus Close, Lewes

Offers In The Region Of £600,000



# SUMMARY

An Attractive Georgian-Style Home in the Sought-After Wallands Area – Offered with No Chain

Set within a peaceful residential close in the ever-popular Wallands area of Lewes, this elegant Georgian-style terrace offers spacious, light-filled accommodation and the perfect setting for family life. With its well-balanced layout, generous gardens, and desirable location, this home is ready to move straight into – and is being sold with the added benefit of no onward chain.

The ground floor features an inviting entrance hallway leading to a bright sitting room, complete with a large feature window and fireplace surround. The separate dining room enjoys direct access to the rear garden, making it an ideal space for entertaining, while the kitchen provides plenty of scope for modernisation.

Upstairs, three bedrooms are arranged around a central landing, with the principal bedroom enjoying its own private balcony. A family bathroom and separate WC complete the first-floor accommodation.

Additional benefits include a very useful single garage en-bloc just a short walk from the house, gas central heating, double-glazed windows, and the property is complemented by both front and rear gardens, with the rear offering a



private outdoor retreat.

Rufus Close lies in the heart of the sought-after Wallands area, known for its attractive tree-lined roads and strong community feel. The highly regarded Wallands Primary School is nearby, and the historic county town of Lewes is within easy reach, offering an excellent range of shops, independent boutiques, cafés, and supermarkets including Tesco and Waitrose. Residents enjoy a wealth of cultural and leisure amenities such as a cinema, leisure centre, and Glyndebourne Opera House just four miles away. Lewes mainline railway station provides fast services to London Victoria (just over an hour), while Brighton and the south coast are a short drive away.

This home offers an exceptional opportunity and viewings are recommended.



**Sitting Room**  
15'3 x 12'6

**Kitchen**  
9'11 x 8'4

**Dining Area**  
14'1 x 9'3

**Bedroom**  
13'5 x 12'2

**Bedroom**  
12'2 x 10'0

**Bedroom**  
10'2 x 6'6

**Council Tax Band - E £3,211 per annum**

**Single Garage en-bloc**













# INFORMATION

## Tenure

Freehold

## Local Authority

Lewes District Council

## Council Tax Band

E

## Opening Hours

Monday to Friday

9.00am - 5.30pm

Saturday

9.00am - 4.00pm

## Viewings

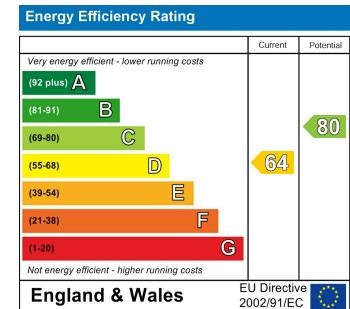
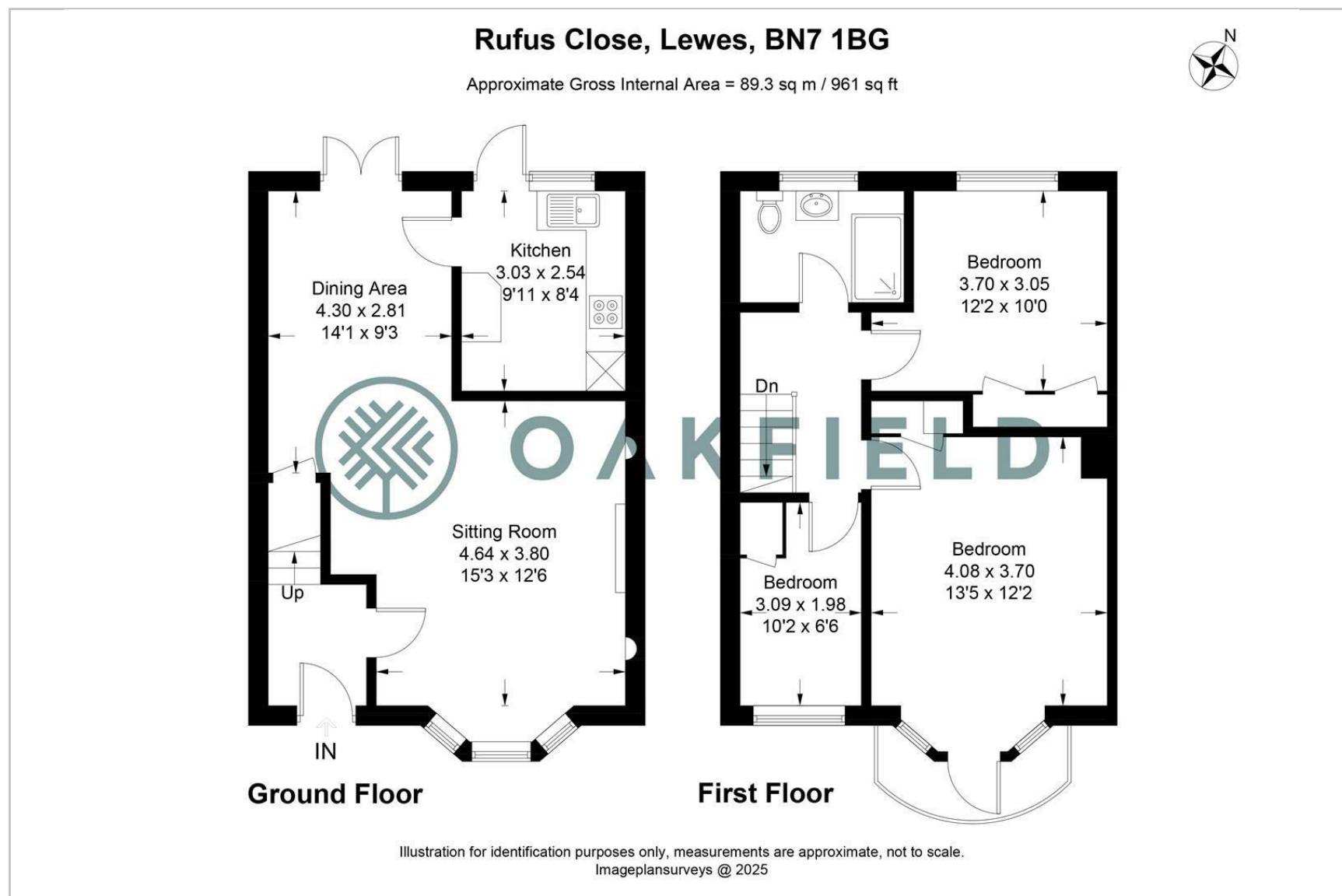
Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Floorplan

## Energy Efficiency Graph



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