



**Firle Crescent, Lewes, East Sussex, BN7 1QG**  
Asking Price £475,000



## **Firle Crescent, Lewes, East Sussex, BN7 1QG**

A three-bedroom semi-detached house with a garage, driveway and a garden backing directly onto the Downs with views across the Town to the front, ideal for refurbishment.

### **The Property**

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Firle Crescent is one of the most popular roads in Nevill as it leads straight onto the Downs. The house requires re-furbished but has gas central heating and double-glazed windows. There are three bedrooms, two with wardrobes - The main bedroom has good views, a lounge with abay window, kitchen with fitted units and a door to the conservatory and an attached garage. There is parking in front of the garage and the rear garden is fully enclosed with wooden fencing and is split into two sections. There is a greenhouse and a shed.

### **The Location**

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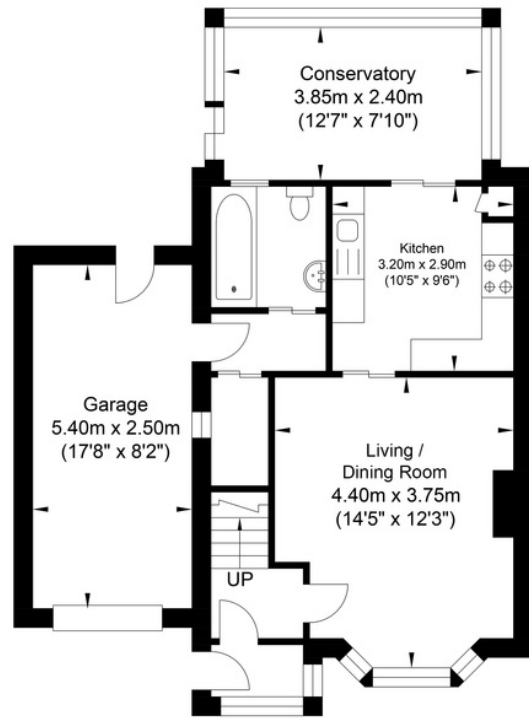
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.



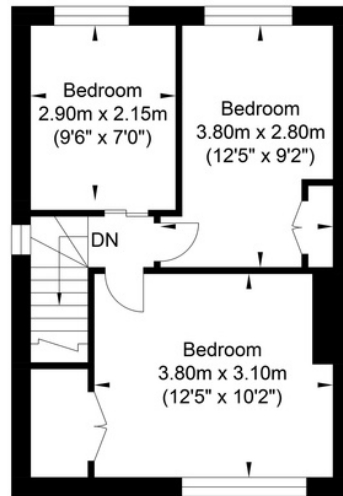




# Firle Crescent, Lewes



Ground Floor  
Approximate Floor Area  
657.35 sq ft  
(61.07 sq m)



First Floor  
Approximate Floor Area  
362.95 sq ft  
(33.72 sq m)



Approximate Gross Internal Area = 94.79 sq m / 1020.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold  
Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Please note:  
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