



**1 Paygate Villas, Lewes Road, Ringmer, Lewes, East Sussex, BN8 5ER**  
Asking Price £875,000



Semi detached property dating back to late 1800's formerly belonging to The Glynde Estate. Character features meets modern day improvements, flexible accommodation with a ground floor bedroom and shower , 4 reception rooms, 4 bedrooms, workshop/studio space and secluded garden extending over 100ft.

## The Property

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Entrance porch with stained glass front door, coat hooks and shoe rack, opening to spacious reception hall with stairs leading to the first floor, deep stairs storage cupboard, painted floorboards, stripped pine doors to all principal rooms. Reception room with a fireplace with marble surround and cast iron Insert. Folding glazed doors leading into a sitting room with a square bay window to the front, open fireplace with woodburning stove and wooden mantle. Step down to superb kitchen/dining room with lantern roof lights. Superbly fitted with shaker style range of units with slate worksurface, double sink with mixer taps over, part tiled walls and open shelving. Integrated dishwasher, space for large fridge freezer and door to concealed staircase. Central Island with further drawers and storage with marble marble worktop and pendant lights over. Feature window seat and bifold doors leading to the garden. Step down to rear lobby with stable door to the garden. Deep cupboard with shelving and door to bedroom/home office with windows overlooking the rear garden and lantern ceiling light. Shower Room with part tiled walls, concealed WC wash hand basin with set in a vanity unit with part tiled splashback and cupboard housing plumbing for washing machine and tumble dryer. Tiled flooring and heated towel rail.

The Drawing room is double aspect room with window to the front overlooking the countryside. Understairs storage cupboard, feature fireplace with brick tiled hearth and wooden mantle, French doors leading out to the garden.

Upstairs the stairway splits to the left landing with hatch access. The principle bedroom is a bright double aspect room with windows offering superb view to the front over neighbouring countryside. Fitted wardrobes and a door to ensuite with a shower cubicle with electric shower, panelled walls, pedestal wash hand basin and low level WC. French doors leading to terrace with balustrading and wisteria offering views over surrounding downland and the garden, step up to a further area of terrace. The staircase also leads to other bedrooms and a very spacious family bathroom with panelled bath and shower over , low level WC, pedestal wash hand basin and a range of built-in cupboards. Bedroom with window to the front offering superb views over countryside, feature panelled wall and further cupboards and shelving. Bedroom with window to the rear and feature wooden mantelpiece. Further bedroom with built-in cupboards and window overlooking the rear garden and secondary staircase back downstairs.

Outside is a garage with metal up and over door, light and power, large hot water cylinder and solar panel control box. Workshop with light, power and shelving. Garden storage shed for lawnmower. Two timber sheds. Water treatment plant. The rear garden is a superb feature, very private with mature trees, large paved patio for entertaining area, outside lighting, further seating area, well stocked deep flower beds with a range of mature shrubs and compost area. Above ground swimming pool and mature trees. The whole garden extends over 100ft. To the front is a gravelled driveway providing parking and a mature hedge provides the boundary to the road.

## The Location

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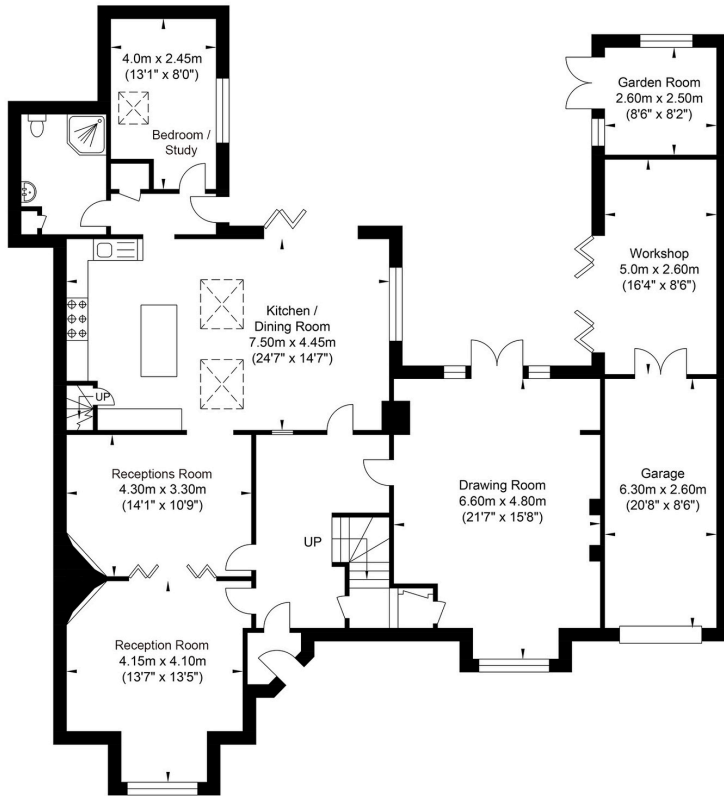
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



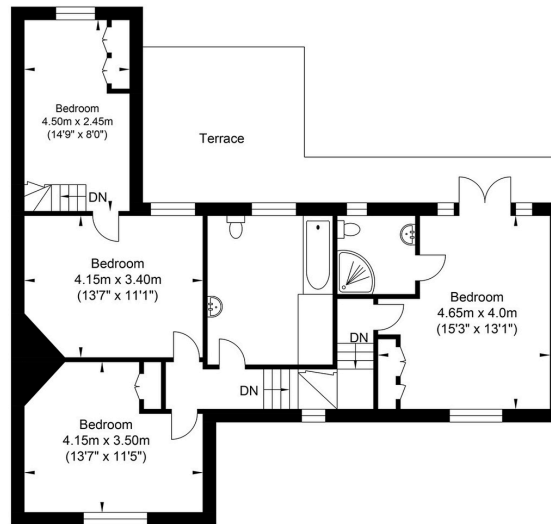




# Lewes Road, Lewes



Ground Floor  
Approximate Floor Area  
1782.07 sq ft  
(165.56 sq m)



First Floor  
Approximate Floor Area  
818.70 sq ft  
(76.06 sq m)



Approximate Gross Internal Area = 241.62 sq m / 2600.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Agents Notes  
Tenure - Freehold  
Council Tax Band - F



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