



16 The Martlets, Lewes, BN7 2HR

Asking Price £529,950

## 16 The Martlets, Lewes, BN7 2HR

Well presented modern three storey modern townhouse located in the Malling area of Lewes. This Three bedrooms property offers a spacious lounge/dining room, kitchen with granite worksurfaces, useful reception room/ground floor bedroom. Modern bathroom, integral garage, garden and driveway.

### The Property

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Front door to entrance hall with stairs rising to the first floor, column radiator and integral door to garage. Kitchen fitted with an excellent range of shaker style units with a honed granite worksurface with coloured sink, insert for gas hob, matching oven below and further wall storage cupboards including a wine rack, tiled splashback and window overlooking the rear garden. Space for full size dishwasher, Wall mounted Glowworm gas boiler and archway through to reception room that could also be used as a ground floor bedroom with French doors leading out to the garden. Downstairs shower room with fully tiled walls, low level WC, pedestal wash hand basin and chrome heated towel rail. Stairs rising to the first floor with a cupboard housing hot water cylinder. The bathroom has recently been refitted with a period style suite with freestanding bath, low level WC, pedestal wash hand basin, heated towel rail and fully tiled walls. A double aspect bright and spacious lounge with large picture window to the front offering views towards the Downs. Second floor landing window to the side overlooking the garden, hatch access to the loft. Bedroom one is fitted with an extensive range of wardrobes, dressing table and further storage cupboard. large picture window to the front again offering fantastic views to the surrounding Downs. Bedroom two has a wardrobe and window to the rear offering of view towards the racecourse, bedroom three with a window to the rear.

Outside the driveway provides parking for two cars, garage with metal up and over door, light and power and plumbing for white goods in a utility area. To the rear of the property is a shingle seating area with brick raised flowerbeds with a variety of shrubs. The garden wraps around the property and has a deep shrub bed and mature silver birch hedge. There is a flint wall and the front garden has further mature shrubs and provides providing a good degree of seclusion and is easy to maintain garden.

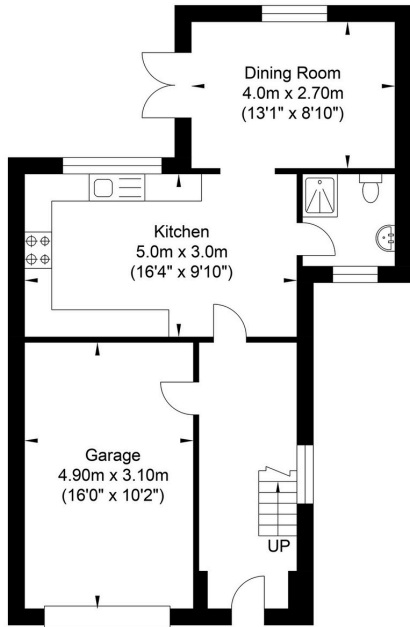
### The Location

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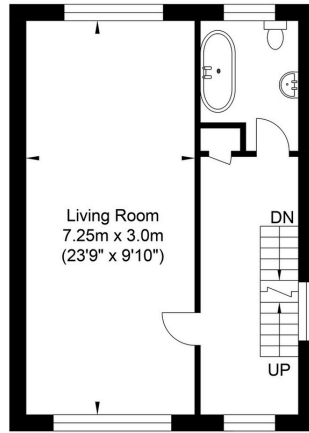
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



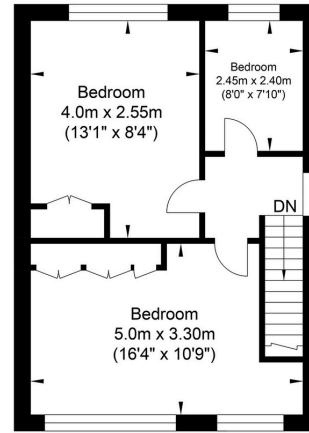
# The Martletts, Lewes



Ground Floor  
Approximate Floor Area  
576.19 sq ft  
(53.53 sq m)



First Floor  
Approximate Floor Area  
390.19 sq ft  
(36.25 sq m)



Second Floor  
Approximate Floor Area  
390.19 sq ft  
(36.25 sq m)



Approximate Gross Internal Area = 126.03 sq m / 1356.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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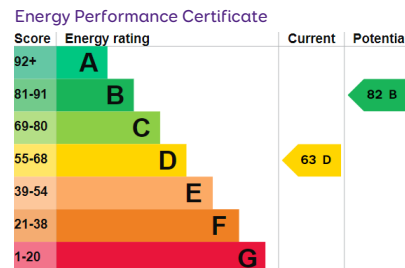
Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
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Tenure: Freehold  
Council Tax Band: D



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