



Gundreda Road, Lewes, East Sussex, BN7 1PX
Offers In Excess Of: £960,000

38 Gundreda Road, Lewes, East Sussex, BN7 1PX

A traditional style detached house built in the 1950's located in the popular Wallands area of Lewes. Well maintained with three bedrooms, shower room, through lounge/dining room, kitchen/breakfast room and a detached garage with ample parking in front. Well stocked gardens and fantastic views.

The Property

Arched entrance porch with feature brickwork and tiled floor, outside light and solid door to entrance hall with stairs rising to the first floor and window to the side. Cupboard under the stairs and cloakroom. Two doors into lounge/dining room which is a bright double aspect room with a window to the front and French doors to the rear. Electric freestanding fireplace set in a wooden surround. Kitchen/breakfast room fitted with range of units with a work surface extending to include a coloured one and a half bowl sink unit, plumbing and space for washing machine dishwasher and space for slot in cooker, fridge/freezer and part tiled walls. The window overlooks the garden and there is a door to the side. Wall mounted gas boiler set in a cupboard.

First floor landing with a window to the side and hatch access to the loft and deep storage cupboard. Bedroom one fitted with a range of double wardrobes and dressing table and fantastic views to the front, bedside wall lights. Bedroom two has a window to the rear with views to the Downs and a double cupboard housing the hot water cylinder and a further shelved cupboard. Bathroom fitted with a large shower with glass screen, pedestal wash hand basin, low level WC, fully tiled walls and a shelved cupboard.

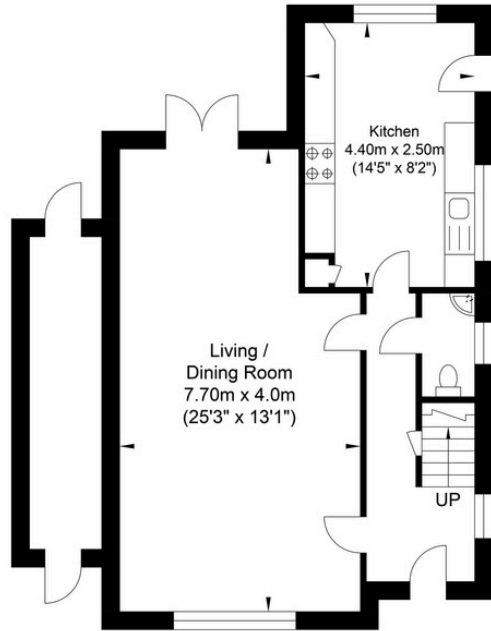
Outside to the front is a block paved driveway and further hardstanding for parking, low brick wall with lawn and neat flower borders. Detached garage with metal up and over door and rear door, light and power. To the rear of the property is a private garden which has a southerly aspect, deep paved patio, lawn and further paved seating area with well stocked colourful shrubs and wooden fencing. Outside lighting and a brick lean to.

The Location

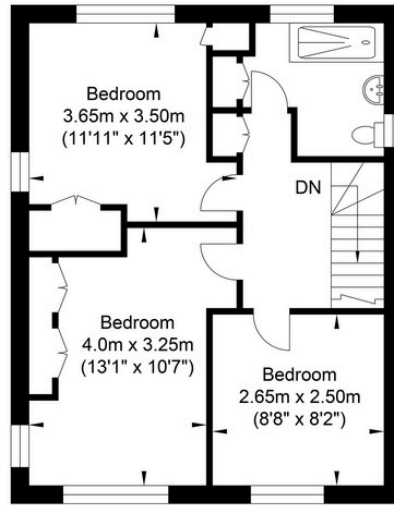
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



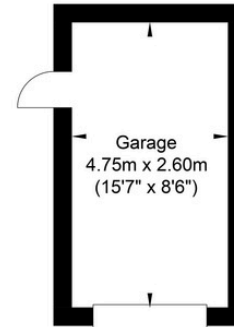
Gundreda Road, Lewes



Ground Floor
Approximate Floor Area
626.56 sq ft
(58.21 sq m)



First Floor
Approximate Floor Area
489.0 sq ft
(45.43 sq m)

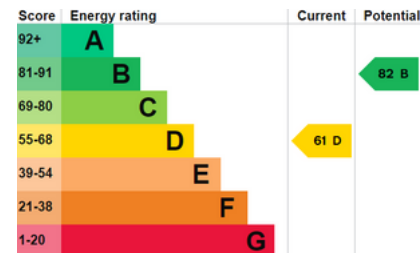


Garage
Approximate Floor Area
132.93 sq ft
(12.35 sq m)



Approximate Gross Internal Area = 115.99 sq m / 1248.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Material information
Council Tax Band - E



Oakley

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