



7 Queen Annes Close, Lewes, East Sussex, BN7 1BQ
Asking Price £875,000

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Immaculate detached family house located in a cul de sac in the Wallands area of Lewes. 4 Double bedrooms, 2 bathrooms, double aspect living space, conservatory, Kitchen/breakfast room and sitting room all with engineered wood flooring. The property further benefits from a garage and parking.

The Property

Entrance porch with part glazed front door leading to spacious entrance hall, with stairs rising to the first floor. Cloakroom with concealed WC, corner wash basin and part tiled walls. Deep understairs cupboard. Door opening into spacious double aspect living space with feature fireplace with woodburning stove, oak mantle piece and stone hearth. Bay window to the front and French doors to the rear. Door to conservatory with further door leading to the garden. The Family Room is fitted with a wall of cupboards with open shelving. The kitchen/breakfast room is fitted with a superb range of shaker style units with a honed granite worksurface, butlers sink, built-in fridge American style fridge/freezer, gas fired 'Ideal' combi boiler, integrated dishwasher, Rangemaster stove/cooker, built-in microwave, ample storage cupboards and shelves and French doors to the garden. On the first floor is an attractive feature wooden staircase with window on the half landing. Hatch access to large loft space with a pull down ladder, and a deep shelved linen cupboard. Bedroom one is fitted with a good range of wardrobes and dressing table, window to the front, and door to ensuite shower room. Fully tiled walls, large rainfall shower, wash hand basin and low-level WC. Bedroom two with window to the front. Bedroom three with a window to the rear offering superb views across the valley. Bedroom four has a window to the rear again offering views towards Hamsey Church and Malling Down. Family bathroom fitted with a contemporary style suite comprising of a panelled bath with shower over and hand held shower, glass screen, wash hand basin, concealed WC, heated towel rail, large mirror and underfloor heating.

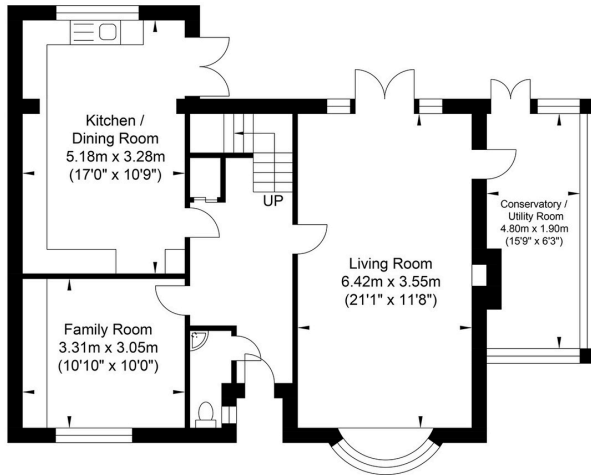
To the front of the property is an area of garden laid to lawn, with a detached garage with light, power and up and over door to the front and side door. Parking for two further vehicles and electric charging point. The rear garden is attractively arranged, secluded and easy to maintain. The whole garden is bordered by mature hedging, large paved patio area, ornamental fish pond and range of mature shrubs.

The Location

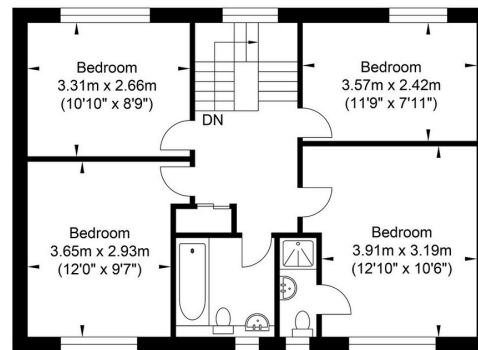
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



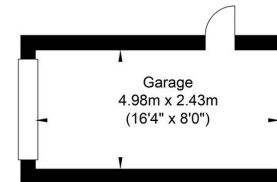
Queen Anne's Close, Lewes



Ground Floor
Approximate Floor Area
799.22 sq ft
(74.25 sq m)



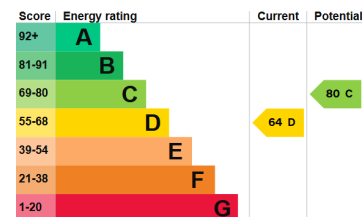
First Floor
Approximate Floor Area
632.37 sq ft
(58.75 sq m)



Garage
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Approximate Gross Internal Area = 145.0 sq m / 1560.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information
Tenure - Freehold
EPC - D
Council Tax Band - F



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