



**44 Grange Road, Lewes, East Sussex, BN7 1TT**  
Asking Price £995,000

# 44 Grange Road, Lewes, East Sussex, BN7 1TT

Older style detached bungalow occupying a large plot of 1/3acre (TBC) of immaculate gardens in Grange Road. No onward chain and the property could be further improved or extended subject to the necessary consents. Two double bedrooms, lounge, dining room, kitchen, bathroom, WC, detached garage.

## The Property

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Covered entrance porch with quarry tiled flooring into the entrance hall, walk in shelved pantry and further storage cupboard. The dining room has two windows to the rear overlooking the garden, large hatch access to the loft space with a pulldown ladder. The roof space has a window to the front and there is ample scope for conversion, subject to the necessary planning consent. The lounge is a bright double aspect room with large window to the front, two wall lights, brick fireplace with quarry tiled mantel piece. The kitchen is fitted with a range of modern units with the worksurface extending to include a one and a half bowl sink unit, wall and base mounted cupboards, space for cooker, storage cupboard housing fuse box, space and plumbing for washing machine and dishwasher and space for fridge freezer. There is an airing cupboard with slatted shelving. Large window over the front garden. There is a wall mounted Vaillant gas fired boiler. The bathroom is fitted with a panelled bath with shower over and glass shower screen, pedestal wash and basin, part tiled walls. Separate WC. Bedroom one has a large window to the front, Bedroom two has a large window to the rear with a built-in deep storage cupboard with hanging rail.

Outside: detached garage with metal up and over door light and power. The gardens are a special feature of this property and are beautifully maintained and extend to approximately a third of an acre TBC wrapping around the property. They are beautifully kept and very well stocked principally being laid to lawn with a variety of fruit trees including Bramley, eating apples and flowering shrubs. The whole garden is bordered by an attractive old flint wall to the front. A gravel path winds its way around the garden. The whole area is gently sloping with shrub borders to either side and a yew hedge provides the boundary between the vegetable gardens at the top of the garden. Timber shed with brick paving providing an ideal place for a table and chairs and further storage area for compost bins. From the top of the garden good views can be appreciated towards the Downs at Firle Beacon and across the town.

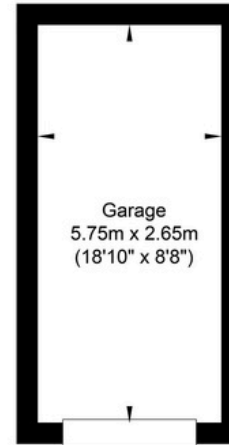
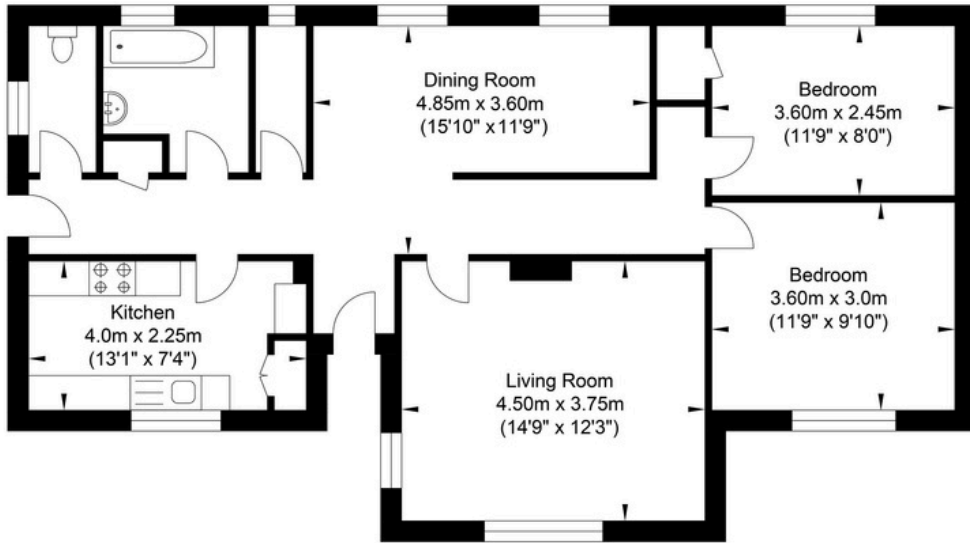
## The Location

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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.



# Grange Road, Lewes



Ground Floor  
Approximate Floor Area  
856.05 sq ft  
(79.53 sq m)

Garage  
Approximate Floor Area  
164.04 sq ft  
(15.24 sq m)

Approximate Gross Internal Area = 94.77 sq m / 1020.09 sq ft

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



## Oakley

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Agents Notes

Please note that there is a restrictive covenant of this property stating that it must remain as 'One single private dwelling'.

Tenure - Freehold  
EPC - D  
Council Tax Band - D



Please note:

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