



**89 Paddock Lane, Lewes, East Sussex, BN7 1TW**

Asking Price £1,200,000



# 89 Paddock Lane, Lewes, East Sussex, BN7 1TW

A stunning and stylish three bedroom detached townhouse in a quiet lane, close to the town centre with stunning view to the Castle. Recently upgraded to a high standard with garage, parking, two reception rooms, two bathrooms and a walled garden.

## The Property

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This recently upgraded house extends over Three floors and has triple glazed windows, Vertical radiators supplied by a Veissmann boiler, contemporary kitchen, shower room and bathroom and engineered Oak flooring. Solid front door with glazed side panel leading into a spacious entrance hall with under stair storage, internal door into garage which has an up and over remote door, fitted workbench, light and power. Stairs rising to first floor, window to rear and spacious first floor landing. Doors opening to kitchen/Dining room which is a bright triple aspect room with windows to the front side and rear. The view to the front is impressive overlooking The Paddock. Fitted with excellent range of contemporary style units with a worksurface extending to include one and a half bowl sink with mixer taps over, integrated fridge and freeze, inset oven, induction hob and extractor hood above, Integrated washer/dryer and integrated dishwasher. Sliding patio doors to the rear garden. Cloakroom fitted with a contemporary style suite comprising of a concealed WC, wash basin with vanity cupboard below and part tiled walls. The double aspect Lounge has sliding doors to the rear and doors to the front to a Juliette Balcony offering a great view across The Paddock. Stairs rise to the second floor with a full height window over the rear garden, spacious landing with a hatch access to the loft space with pull down ladder. Family wet room with a large glass screen for shower, vertical heated towel rail, wash hand basin, concealed WC, attractive tiling and storage cupboard. Bedroom one with a window overlooking the rear garden, full of wall of open storage with drawers and hanging rails, doors to ensuite bathroom which is fitted with a contemporary style suite comprising of a freestanding bath, twin wash hand basin with cupboard below, fully tiled shower cubicle, heated towel rail ceramic tiled flooring.

Bedroom two with a window to the front and offering fantastic view across The Paddock, fitted storage with open shelving and hanging rail, further recess for desk. Bedroom three is fitted with a range of open shelving and hanging rail, window to the rear overlooking the garden. Outside a driveway provides parking for two vehicles. There is a side access gate. The rear garden is approached via easy steps leading to a good size area of lawn which offers a good degree of privacy and a central paved seating area for table and chairs. The garden offers a splendid view directly to Lewes Castle. The garden boundary is a Flint wall and fencing to the other side. There are mature flower borders beyond small brick retaining wall.

## The Location

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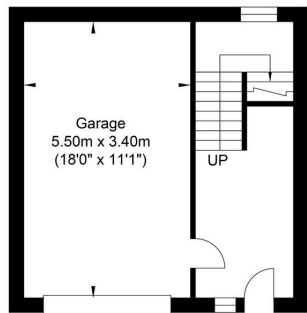
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



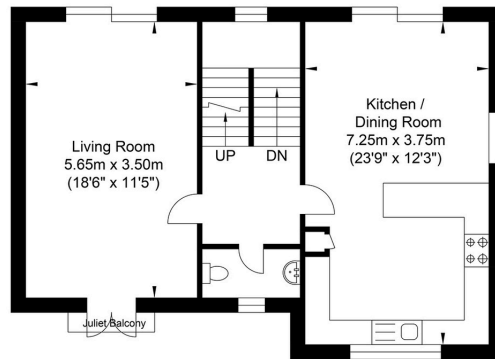




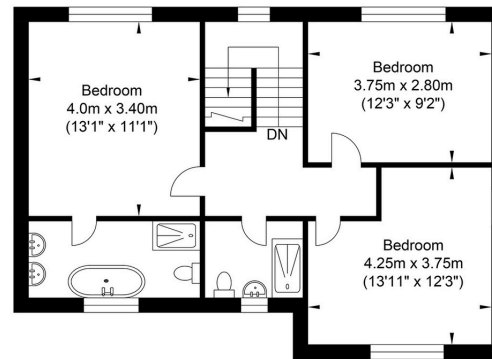
# Paddock Lane, Lewes



Ground Floor  
Approximate Floor Area  
334.43 sq ft  
(31.07 sq m)



First Floor  
Approximate Floor Area  
613.32 sq ft  
(56.98 sq m)



Second Floor  
Approximate Floor Area  
613.32 sq ft  
(56.98 sq m)

Approximate Gross Internal Area (Including Garage) = 145.03 sq m / 1561.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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