



Paddock Road, Lewes, East Sussex, BN7 1UU

Offers In Excess Of: £387,500

Paddock Road, Lewes, East Sussex, BN7 1UU

An end of terrace house in need of modernisation in popular paddock Road overlooking The Paddock. Three bedrooms, kitchen, sitting room, wet room, outbuilding and terraced walled garden.

The Property

Glazed front door leading into sitting room with a window to the front and feature fireplace to the kitchen. It is fitted with a range of wall and base mounted units with stainless steel sink, space for washing machine and space for fridge, door to outside, Part panelled walls. Stairs rise to the first floor with a door to bathroom fitted with an electric Mira shower in a wet room wet room, wash hand basin, low-level WC, part tiled walls and a cupboard housing a Vailant gas fired boiler. Door to bedroom with a window to the rear, door to bedroom one with the window overlooking the allotments and The Paddock offering a good view. Understairs storage cupboard from the landing. Encased door leading to stairs to the second floor with a window to the again front offering views across The Paddock and a small storage cupboard.

A side path leads to a large brick outbuilding, further small storage cupboard, outdoor WC. Steps lead up to the rear garden which is terraced and has brick retaining walls and the whole garden is enclosed by a Flint Wall. There is ample room for a table and chairs.

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 which is within walking distance, 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.



Paddock Road, Lewes



Approximate Gross Internal Area = 82.60 sq m / 889.09 sq ft

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.