



83 Paddock Lane, Lewes, East Sussex, BN7 1TW
Asking Price £649,950

83 Paddock Lane, Lewes, East Sussex, BN7 1TW

Superbly presented two bedroom end of terrace house featuring a luxury kitchen and bathroom, sunny landscaped garden, garage and parking in a quiet yet central location in Lewes.

The Property

Situated on a peaceful lane in the heart of Lewes, this modern two double bedroomed end of terrace house offers an ideal blend of convenience and contemporary living with a lovely 'Green' outlook. Superbly presented throughout, the property benefits from a prime location just a short stroll from the town centre while enjoying tranquility rarely found so close to local amenities.

The house opens into an entrance hall with a cloakroom and stairs leading to the next floor with a stunning local hand painted Mural and the landing leads to a stylish kitchen. Designed with both functionality and aesthetics in mind, the kitchen is equipped with high-quality integrated appliances, ample worktop space, and sleek cabinetry. Adjacent to the kitchen is a comfortable and well-lit double aspect dining room with double doors opening to the Juliette balcony overlooking The Paddock, creating a warm and inviting space for relaxing or hosting guests. A main reception room, equally well-proportioned, provides further versatility with sliding doors opening into the garden.

Upstairs, on the landing is a loft hatch to a large loft space and an airing cupboard that houses the gas fired combi boiler supplying the contemporary radiators, you'll find two generously sized bedrooms, each thoughtfully laid out to maximise comfort and storage with large built-in wardrobes. The recently re-fitted modern bathroom is a standout feature, boasting premium fixtures and fittings with a free-standing bath, elegant tiling, and a luxurious feel.

The property's sunny, private landscaped garden is a true highlight. Designed for low-maintenance enjoyment, this outdoor sanctuary provides an excellent space for al fresco dining, gardening, or simply soaking up the sun. The garden's layout and mature planting ensure a sense of privacy and calm, making it an ideal extension of the living space with a useful side access gate.

Adding to the home's appeal is the convenience of a large garage with a full wall of deep cupboards and dedicated parking. Whether for storage, a workshop, or secure vehicle accommodation, the garage offers valuable additional space to suit your needs. Further covered bin storage area.

Set on a quiet lane, the property enjoys a tucked-away central location. Lewes is renowned for its historic charm, independent shops, and vibrant community. With excellent transport links, including a nearby train station offering direct services to London and Brighton, this home is perfectly placed for both commuters and those looking to enjoy the rich cultural and natural offerings of the South Downs.

The Location

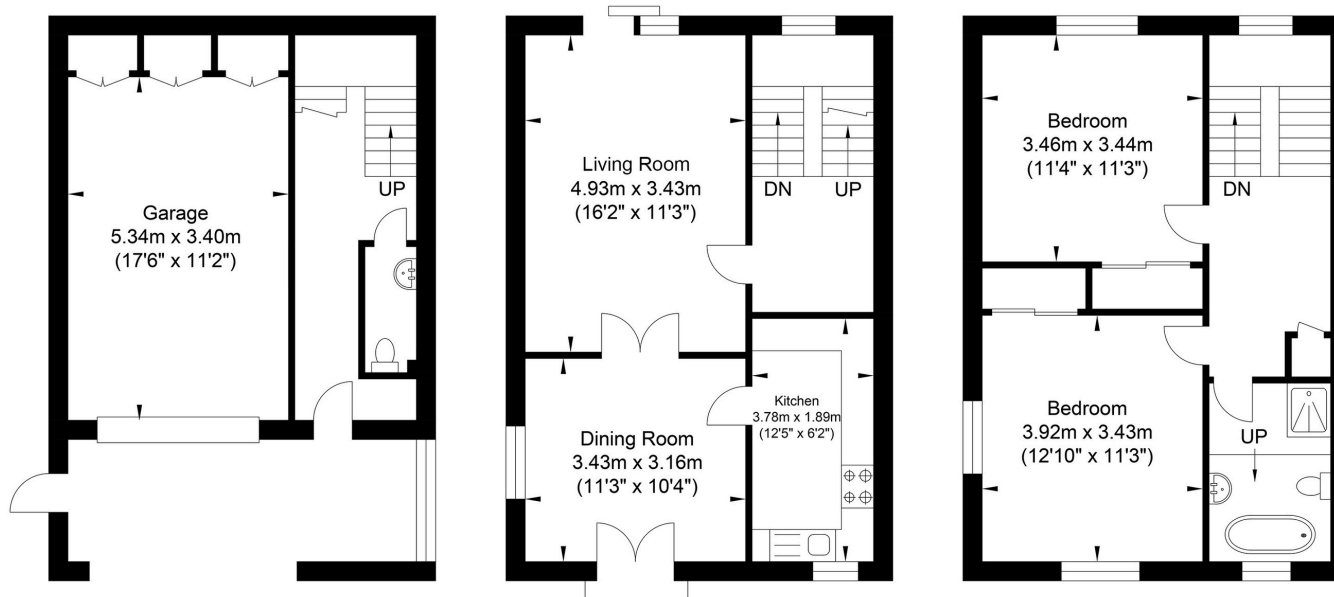
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.



Paddock Lane, Lewes



Ground Floor
Approximate Floor Area
349.50 sq ft
(32.47 sq m)

First Floor
Approximate Floor Area
454.23 sq ft
(42.20 sq m)

Second Floor
Approximate Floor Area
454.23 sq ft
(42.20 sq m)

Approximate Gross Internal Area (Including Garage) = 116.87 sq m / 1257.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Material information

Tenure - Freehold

EPC - D

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.