



29 Caburn Crescent, Lewes, East Sussex, BN7 1NR

Asking Price: £565,000

29 Caburn Crescent, Lewes, East Sussex, BN7 1NR

Three bedroom semi-detached house in Lewes's sought after Nevill area, boasting a secluded garden, garage, and stunning town views.

Property

Located in the popular Nevill area of Lewes, this three-bedroom semi-detached house on Caburn Crescent offers practical living space, a south-facing garden, and good access to local amenities. The home includes a long driveway with off-street parking, a covered car port, and a garage. The garage features a WC and a utility area and makes an ideal storage or studio space.

Inside, there are two reception rooms that provide flexible space for living or dining. The lounge includes a fitted gas fire with a stone surround and a front-facing bay window overlooking the pretty front garden. A conservatory at the rear adds extra living space with views over the garden.

The kitchen is fitted with an oven, hob, and dishwasher, and offers a practical layout. Upstairs, there are three bedrooms, all with built-in storage. The rear bedroom enjoys views across the whole town to Lewes Golf Course. The bathroom has been updated with a large walk in shower.

Outside, the garden is a key feature, offering a private, south-facing space with a large lawn, deep mature borders with flowering shrubs, and a patio area ideal for table and chairs.

This property is within easy reach of local shops, a well-regarded primary school, and a footpath to the Downs. With its practical layout, off-road parking, and family-friendly location, it's a strong option for buyers looking in the Lewes area.

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 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.

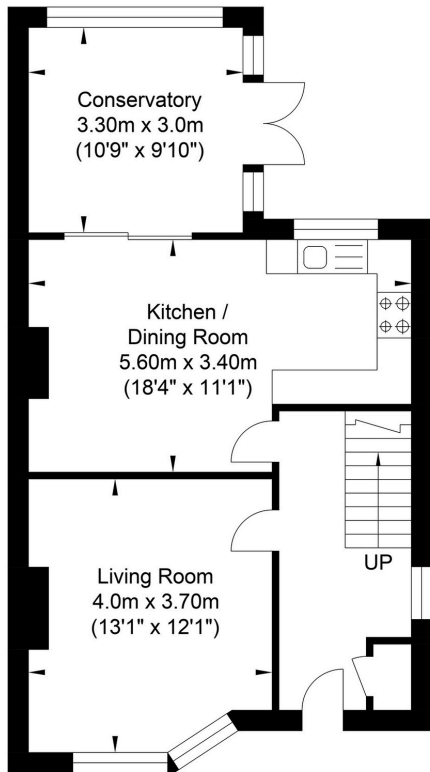
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.

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.

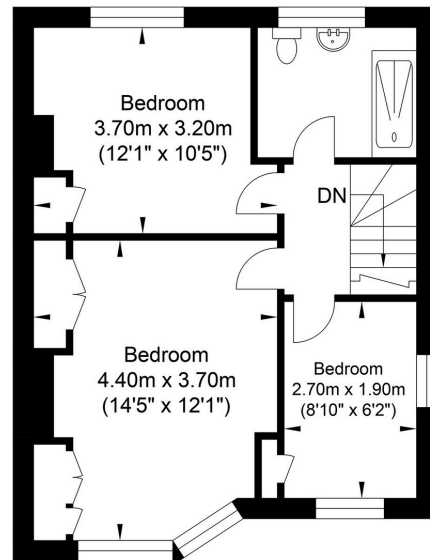
Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



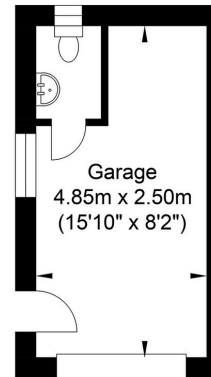
Caburn Crescent, Lewes



Ground Floor
Approximate Floor Area
536.15 sq ft
(49.81 sq m)



First Floor
Approximate Floor Area
431.52 sq ft
(40.09 sq m)



Garage
Approximate Floor Area
130.56 sq ft
(12.13 sq m)



Approximate Gross Internal Area (Excluding Garage) = 89.90 sq m / 967.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country



A new way of marketing property

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



Agents Notes
Tenure - Freehold
EPC - TBC
Council Tax Band - D



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.