



**7 Wheatsheaf Gardens, Lewes, East Sussex, BN7 2UQ**  
Asking Price £475,000

## 7 Wheatsheaf Gardens, Lewes, East Sussex, BN7 2UQ

Situated in Wheatsheaf Gardens, Lewes, this semi-detached home offers ideal family living, a spacious conservatory, double garage, and a walled garden with a decked entertaining area. No onward chain.

### The Property

---

Located in Wheatsheaf Gardens in Lewes, this three-bedroom semi-detached property offers an excellent blend of indoor and outdoor living. Situated in a peaceful cul de sac, the home enjoys a prime position on a small development, making it an ideal choice for families and professionals alike.

Upon entering the property, you are welcomed into a cosy reception room with a large woodburning stove, providing the perfect space to relax or entertain. The adjoining Shaker-style kitchen is both practical and stylish, featuring ample storage and worktop space, ideal for keen cooks or busy households. There is a useful downstairs cloakroom.

The property boasts a substantial conservatory, which seamlessly connects indoor living to the outdoors. This versatile space is perfect for dining, entertaining, or simply enjoying views of the garden and the Downs beyond all year round.

The rear garden is a standout feature, offering a level plot that backs directly onto The Downs. The walled garden ensures privacy, while the large decked area is perfect for alfresco dining and entertaining. The outdoor space is further complemented by its thoughtful layout, providing areas for relaxation and activity and a useful area to the side.

Upstairs, you will find three well proportioned bedrooms with the main one being double aspect and with a built in wardrobe, offering flexibility for family living or home-working arrangements. The property also includes a contemporary family bathroom, designed for both functionality and comfort.

For those requiring storage or workshop space, the double garage is a significant advantage. In addition, the property benefits from ample parking in front, a rare find in this desirable location.

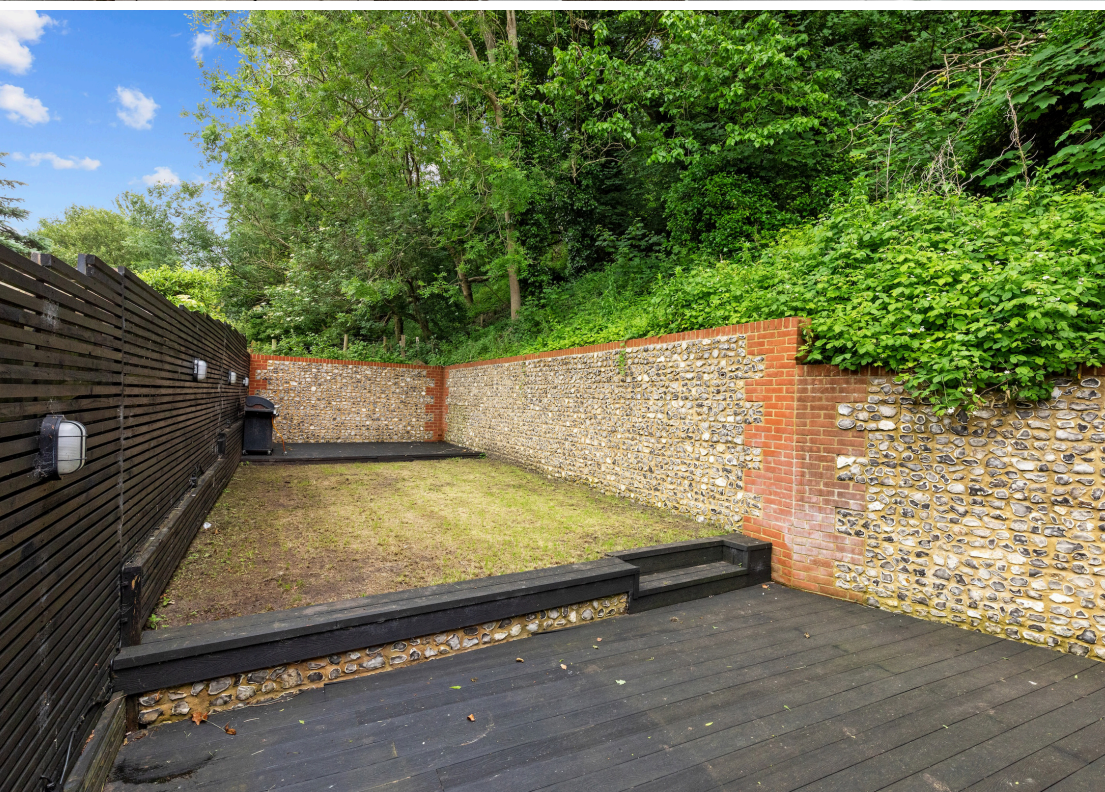
### The Location

---

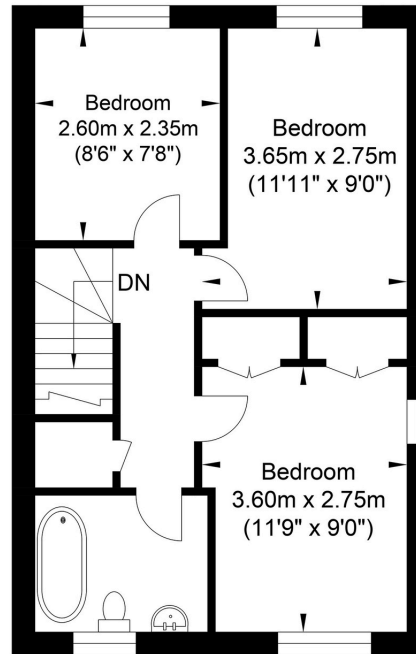
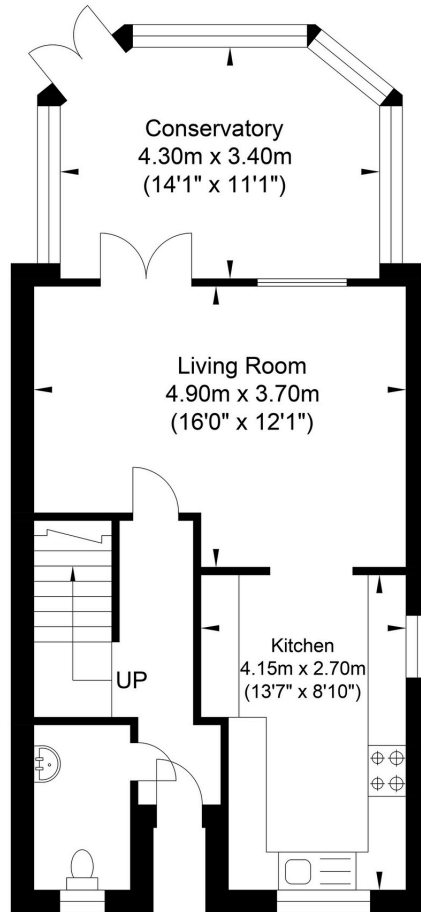
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



# Wheatsheaf Gardens, Lewes

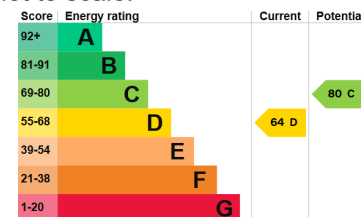


Ground Floor  
Approximate Floor Area  
538.30 sq ft  
(50.01 sq m)

First Floor  
Approximate Floor Area  
419.36 sq ft  
(38.96 sq m)

Approximate Gross Internal Area = 88.97 sq m / 957.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Material information**  
Tenure - Freehold  
EPC - C  
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.



## Oakley

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[lewes@oakleyproperty.com](mailto: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

