



Gundreda Road, Lewes, East Sussex, BN7 1PT

Asking Price £845,000

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Well presented three-bedroom semi-detached house in Lewes's sought-after Wallands area, boasting superb Ouse Valley views and a stunning Neptune kitchen/dining/living room

The Property

located in the highly desirable Wallands area of Lewes, this three-bedroom semi-detached house offers a blend of period charm and contemporary living. This property has been well maintained and tastefully presented, enhancing its inherent character while providing modern comforts essential for today's buyer. The location on Gundreda Road is particularly advantageous, offering a peaceful residential setting yet remaining within easy reach of Lewes town centre's amenities, independent shops, and mainline railway station.

As you enter the Entrance Hall the quality of the property is immediately apparent with Oak staircase. The ground floor features a superb bespoke open-plan kitchen, living, and dining room, expertly designed and installed by Neptune. This expansive space serves as the heart of the home, ideal for both everyday family life and entertaining. The kitchen area is well-appointed with high-quality fixtures and fittings including a La Canche Stove, a pantry unit offering ample storage and preparation space, seamlessly flowing into the dining and living zones. There is underfloor heating and porcelain flooring in this room. Natural light floods this area, creating an inviting and airy atmosphere with sliding patio doors opening onto a glass screen offering views across the Valley. The main sitting room has a large bay window to the front and a feature fire with a wood burning stove makes it very cosy room. There is a convenient downstairs cloakroom and a dedicated utility room, adding practicality to the ground floor layout.

Throughout the house, the commitment to preserving and enhancing its character is evident, with oak joinery, original doors, and stripped wood features adding warmth and authenticity.

Ascending to the first floor, you will find three bedrooms, two double and one single room. Each room offers comfortable accommodation, with ample space for furnishings. From the back of the house the views are a significant asset, offering a connection to the beautiful surrounding landscape across the adjoining mature gardens.

A recently re-fitted shower room with a contemporary style suite with large shower serves the bedrooms, featuring modern sanitary ware and elegant finishes. This space has been designed for both functionality and aesthetic appeal, providing a refreshing and comfortable environment.

Externally, the property offers a private rear walled garden, providing an ideal space for outdoor relaxation and al fresco dining. The semi-detached nature of the house ensures good natural light and a sense of privacy. The Wallands area is renowned for its attractive period properties in tree lined roads and strong community feel, making it a highly sought-after location for families and professionals alike.

This property represents a fantastic opportunity to acquire a tastefully presented home in a prime Lewes location, combining period charm with modern living and exceptional views.

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.

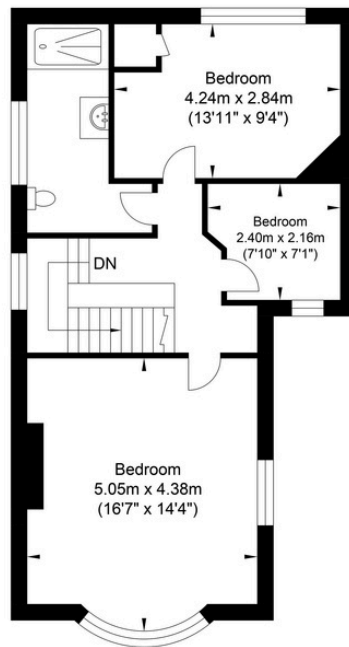
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.



Gundreda Road, Lewes



Ground Floor
Approximate Floor Area
868.64 sq ft
(80.70 sq m)



First Floor
Approximate Floor Area
600.62 sq ft
(55.80 sq m)

Approximate Gross Internal Area = 136.50 sq m / 1469.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold
EPC - C
Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

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

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