



Paddock Road, Lewes, East Sussex, BN7 1UU

Asking Price: £489,950

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Beautifully upgraded two-bedroom terraced cottage in Lewes, featuring contemporary interiors, a bespoke kitchen, and a delightful terraced garden.

The Property

Situated in a highly sought after location on Paddock Road, Lewes, this superbly upgraded two bedroom terraced cottage offers a blend of contemporary living with wooden flooring and joinery features throughout and traditional charm. This property is an ideal acquisition for those seeking a meticulously maintained home within a vibrant community.

The ground floor offers a comfortable double aspect lounge/dining room featuring a wood-burning stove. The property benefits from feature oak joinery, ample cupboards, superb staircase and a display unit and stripped wood flooring throughout, enhancing its character. The recently installed, handmade kitchen is a focal point, equipped with stylish Corian worksurfaces and ample storage cupboards, designed for both functionality and style. There is a built in AEG hob, oven and space for fridge and washing machine.

On the first floor, you will find the main bedroom with extensive wardrobes with hanging and shelving to two walls and a window overlooking The Paddock. The shower room boasts fully tiled walls, contemporary suite and spacious shower with a glass screen, providing a luxurious feel. A rear door leads to the garden from this the landing at this level. The second floor bedroom has a dormer window to the front and a practical feature of this home is bi-fold doors opening to the useful study area, offering flexibility for home working or as an additional private space which then leads to a balcony overlooking the garden.

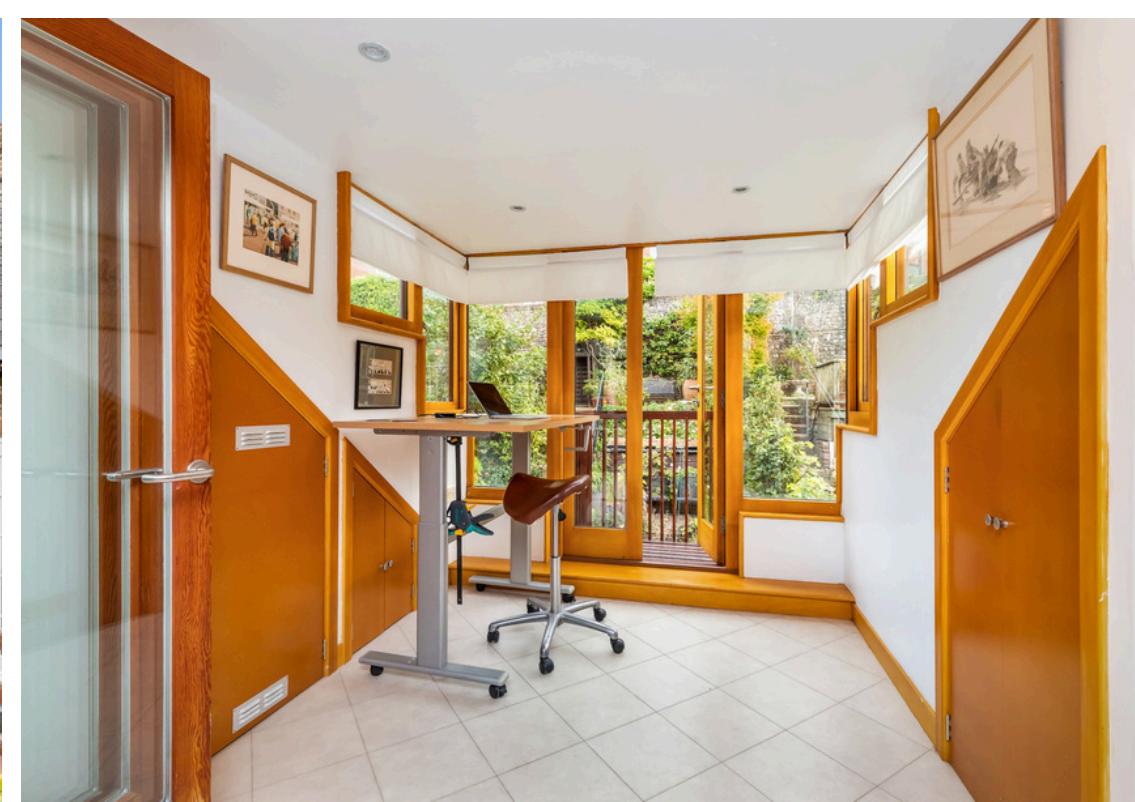
One of the property's most appealing aspects is the picturesque view across the allotments to The Paddock, offering a tranquil outlook and a sense of space. The exterior of the property is equally impressive, featuring an extremely well stocked terraced garden, providing a private oasis for relaxation and outdoor entertaining. This garden has been meticulously cared for, offering a vibrant display of flora throughout the seasons. and includes pear and apple trees, a mature Wisteria spreads along the boundary flint wall. Log store and seating area and useful bin store.

Further enhancing the property's appeal are the modern conveniences integrated for comfort and efficiency. A recently installed Sunflo electric heating system controllable via a smartphone, ensures optimal warmth and energy management. Secondary double glazed windows contribute to the property's energy efficiency.

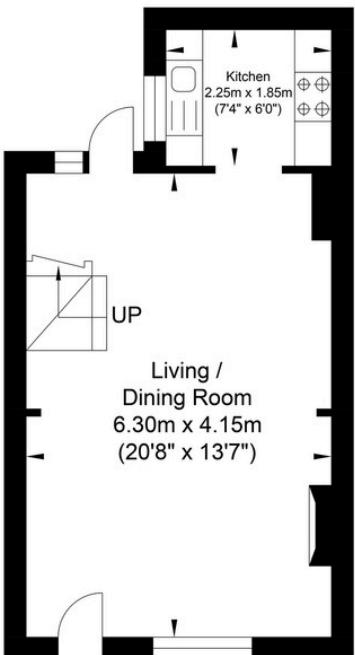
Situated in Lewes, a historic market town known for its independent shops, cultural attractions, and excellent transport links, Paddock Road offers convenient access to local amenities, schools, and the mainline railway station, providing direct services to London. This terraced cottage represents an opportunity to acquire a beautifully presented home in a desirable location, ready for immediate enjoyment.

The Location

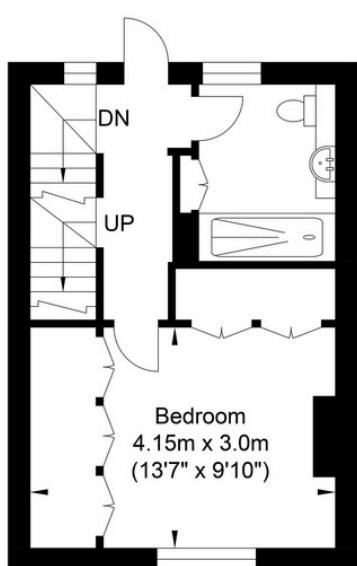
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



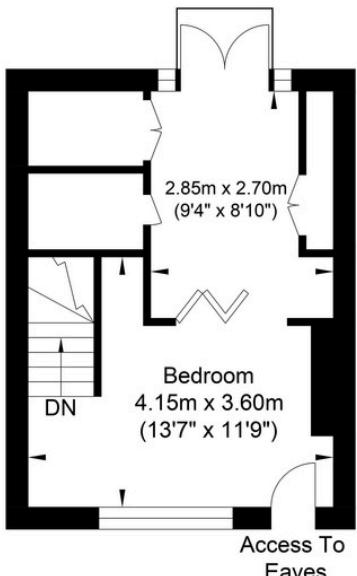
Paddock Road, Lewes



Ground Floor
Approximate Floor Area
328.62 sq ft
(30.53 sq m)



First Floor
Approximate Floor Area
281.36 sq ft
(26.14 sq m)



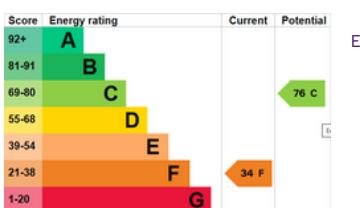
Second Floor
Approximate Floor Area
252.41 sq ft
(23.45 sq m)

Approximate Gross Internal Area = 80.12 sq m / 862.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.



Energy Performance Certificate

Agents Notes

Tenure: hold
Council Tax Band: C
EPC - F



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