



Warren Drive, Lewes, East Sussex, BN7 1HD

Asking Price £349,950

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Two bedroom end terrace house in a Lewes cul de sac, with allocated parking, a mature garden, and countryside views.

The Property

Set within a cul de sac in the popular market town of Lewes, this two bedroom end of terrace house presents an excellent opportunity for first time buyers, downsizers or investors with the convenience of local amenities and excellent transport links.

The front door opens into an entrance porch with two very useful large storage cupboards. The reception room has full width sliding patio doors leading into the garden. With a window to the front of the property, the fitted kitchen which comes complete with a range of white modern units, white appliances and has an inset a gas hob with oven below. There is an opening between the kitchen and Lounge.

On the first floor, you will find two generously proportioned double bedrooms. The property is served by a well appointed bathroom which is tiled and has a modern white suite. The back main bedroom has distance views across the countryside and the front bedroom overlooks the cul de sac.

This home is practical yet has the essential benefits of gas central heating and double glazed windows helping to maintain a warm, and energy efficient environment.

Externally, the property has a mature garden with many shrubs and a mature hedge, offering a private outdoor sanctuary perfect for dining on the large paved south facing patio, great for gardening enthusiasts. Allocated Parking is nearby.

The location of this property offers the best of both worlds. The local bus routes are easily accessible, providing seamless connections throughout Lewes and beyond, and the railway station is also within easy reach, offering direct services to vibrant Brighton, bustling London, and other major destinations. Lewes itself is renowned for its historic charm, independent boutiques, vibrant cultural scene, and excellent schools, making it a desirable place to call home.

The property is available with no onward chain, promoting a smoother transaction for prospective purchasers.

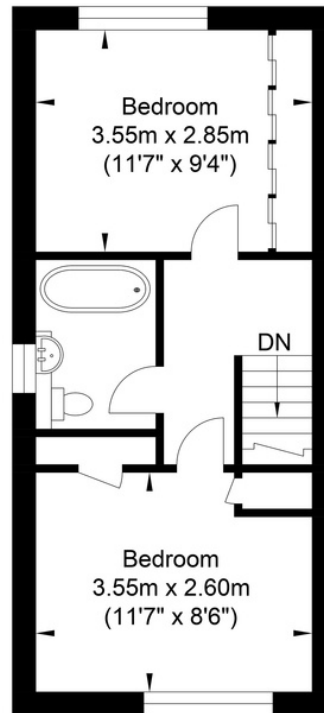
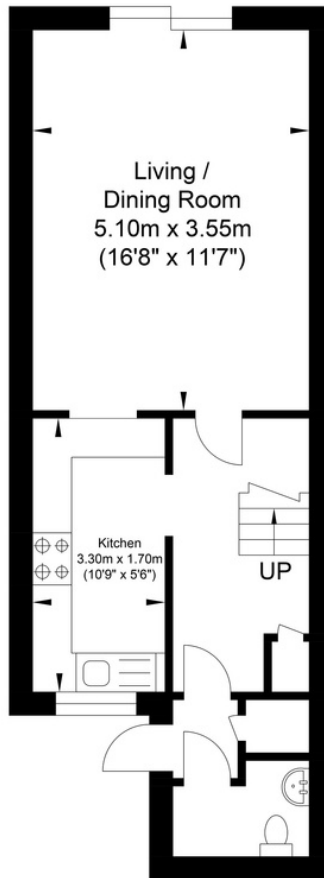
The Location

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 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.



Warren Drive, Lewes



Ground Floor
Approximate Floor Area
364.57 sq ft
(33.87 sq m)

First Floor
Approximate Floor Area
324.85 sq ft
(30.18 sq m)

Approximate Gross Internal Area = 64.05 sq m / 689.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold

EPC - C

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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