



Highdown Road, Lewes, East Sussex, BN7 1QE

Asking Price £600,000

Highdown Road, Lewes, East Sussex, BN7 1QE

A three bedroom semi-detached house in Popular Nevill area of Lewes, offering spacious accommodation, modern kitchen, and direct access to the South Downs, available with no onward chain.

The Property

Located in the sought after Nevill area of Lewes, this three bedroom semi-detached house on Highdown Road offers a practical and well appointed family home. The property benefits from a prime position, backing directly onto the South Downs, providing immediate access to outdoor pursuits while remaining convenient for local amenities and Lewes town centre.

Upon entry, there is an entrance lobby opening to the hall with the stairs to the first floor. The ground floor comprises three separate reception rooms with engineered oak flooring, the lounge has a fireplace set in a wooden surround and the separate rooms offer flexible living and entertaining spaces. The large conservatory has double doors opening into it. A cloakroom is also situated on this level for convenience. The kitchen is fitted with ample wall and base modern units and fitted appliances including a gas hob and matching oven and grill. Adjacent to the kitchen, a utility area provides additional space for laundry and storage.

The first floor features three double bedrooms and an additional room which offers versatility leading off of the main bedroom suitable for use as a study, nursery, or dressing room. The family bathroom is particularly spacious and equipped with both a bath and a separate shower cubicle. The main bedroom is to the front and the other bedrooms are to the rear with views over the Downs. One of these bedrooms has fitted wardrobes.

Externally, a large deck extends from the rear of the house, providing an area for outdoor dining and views over the garden and the South Downs. The rear garden is a good size, offering private outdoor space, well stocked with mature shrubs and lawn. There is a rear access gate to the allotments and ultimately the Downs.

This property's direct access to the Downs provides opportunities for walking and cycling. The Nevill location is known for its community and proximity to local schools and the local shops. The property is offered with no onward chain, which can facilitate a smoother transaction process.

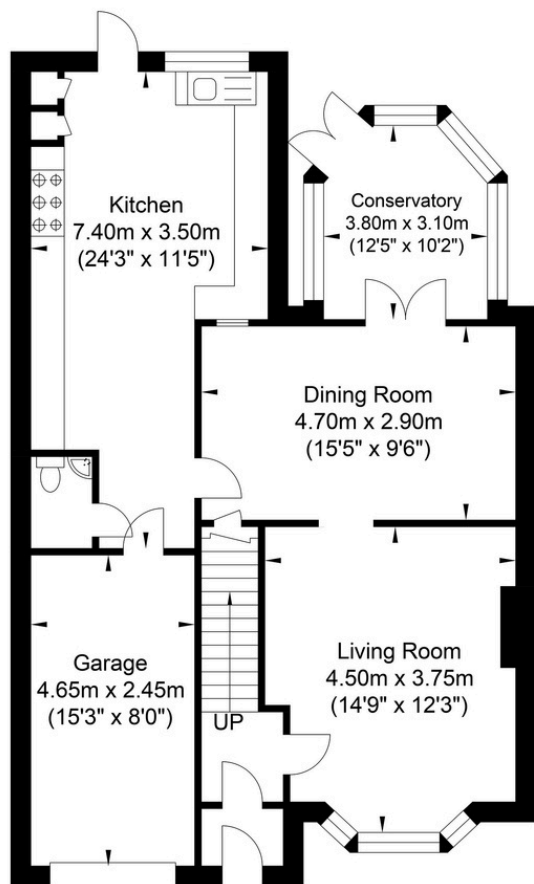
Lewes is a historic market town with independent shops, cafes, and restaurants. Transport links include a mainline railway station with services to London, Brighton, and Eastbourne. This semi-detached house on Highdown Road provides a combination of practical living spaces, modern features, and a desirable location in Lewes.

The Location

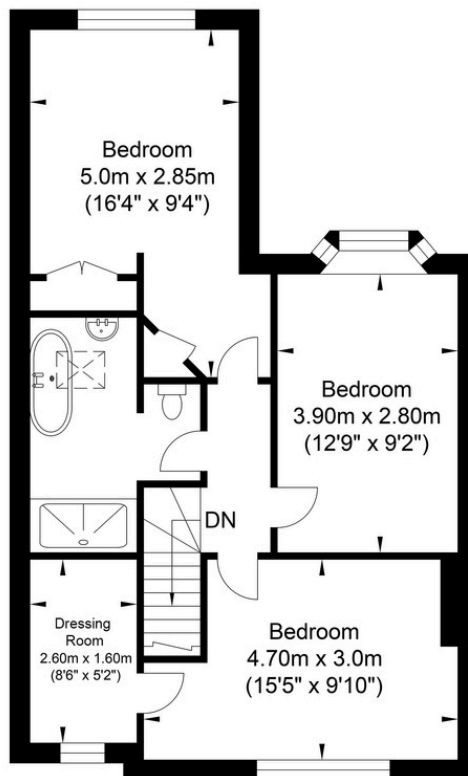
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



Highdown Road, Lewes



Ground Floor
Approximate Floor Area
820.21 sq ft
(76.20 sq m)



First Floor
Approximate Floor Area
619.03 sq ft
(57.51 sq m)



Approximate Gross Internal Area (Including Garage) = 133.71 sq m / 1439.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold
EPC - D
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
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove



A new way of marketing property

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

