



Harveys Way, Lewes, East Sussex, BN7 2JW

Asking Price £575,000

Harveys Way, Lewes, East Sussex, BN7 2JW

Refurbished three double bedroom terraced town house in central Lewes featuring a new shaker style kitchen, modern bathroom, two reception rooms and two parking spaces. Offered with no onward chain.

The Property

Located in Harveys Way, this three double bedroom terraced town house offers a meticulously refurbished home in central Lewes. Offered for sale with no onward chain, the property is ready for immediate occupation.

The recent refurbishment is evident upon entry. The property has been updated throughout, with new flooring across all three levels. The ground floor includes a new shaker kitchen/dining room with new appliances including a separate fridge, freezer, slimline dishwasher and washing machine, a new gas fired combi boiler and ample storage with wall and base units and feature tiling. There is also a gas hob and oven below. A downstairs cloakroom is also on this level with new suite.

The lounge to the rear has a wooden feature fire surround with stone hearth. There is a study recess and a door to the patio.

Accommodation is arranged over three floors and on the first floor is a newly fitted bathroom featuring a separate shower cubicle and a bath, pedestal wash hand basin and low level WC. The walls have been part panelled and painted.

There are two generously sized double bedrooms with fitted wardrobes and on the landing is a shelved linen cupboard. The top floor bedroom is a private and expansive space, suitable for a teenager or as a dedicated work from home office. There is a galleried staircase separating a sleeping area potentially with a reception area.

Externally, the property has a patio area. A significant advantage in this central Lewes location is the inclusion of two dedicated parking spaces to the front.

Harveys Way's central location provides easy access to Lewes's town centre, with its shops, cafes, restaurants, and cultural attractions, all within a short walk. Transport links, including Lewes mainline railway station, offer direct services to London and Brighton.

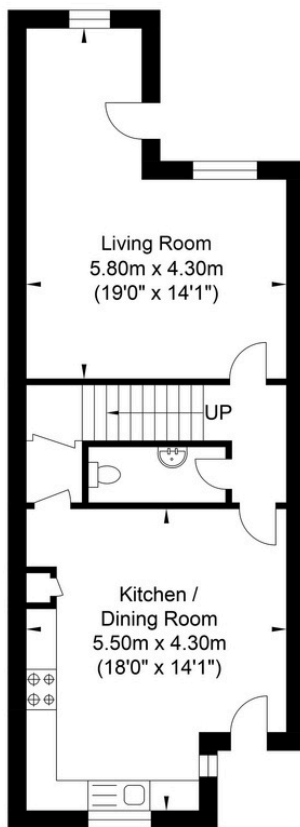
This modern terraced town house is a well presented, centrally located home combining contemporary living with practical features. With three double bedrooms, two reception rooms, a new kitchen, new bathroom, downstairs cloakroom, patio, and two parking spaces, outdoor storage, all offered with no onward chain.

The Location

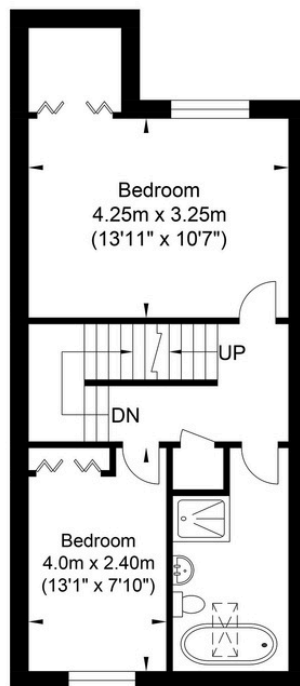
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



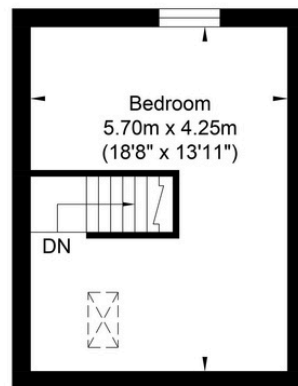
Harveys Way, Lewes



Ground Floor
Approximate Floor Area
514.83 sq ft
(47.83 sq m)



First Floor
Approximate Floor Area
448.31 sq ft
(41.65 sq m)



Second Floor
Approximate Floor Area
260.80 sq ft
(24.23 sq m)



Approximate Gross Internal Area = 113.71 sq m / 1223.96 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		84 B
69-80	C		
55-68	D	66 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

