

Highdown Road, Lewes, East Sussex, BN7 1QB

Asking Price £575,000

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A three bedroom semi detached house in popular Nevill area of Lewes, featuring two reception rooms and a 100 ft lawned garden. The property further benefits from a garage and driveway.

The Property

Located on the edge of Nevill, a popular area of Lewes, this three bedroom semi detached house offers a practical home close to local schools and shops.

The property boasts two separate reception rooms, one with a large bay window overlooking the front garden and a wood burning Stove. The second reception room, the dining room has shelving and cupboards built in to the chimney recess and has sliding doors leading into a useful conservatory which opens into the garden. The entrance hall has a selection of stripped wood features including flooring and an understairs storage cupboard. The kitchen has a range of wall and base mounted units with a gas hob and electric oven, space for fridge/freezer and a dishwasher. Wall mounted Logic gas fired boiler and plumbing and space for a washing machine housed in a large storage cupboard.

Upstairs, there are three bedrooms, with the principal room having a bay window to the front and a full wall of wardrobes. The second bedroom overlooks the rear gardens with distant views of the Downs. The bathroom is fitted with a white suite comprising of an electric shower over the bath, a wash hand basin with cupboard below and a low level WC and heated towel rail.

A notable feature of this property is the rear garden, which extends approximately 100ft. This lawned area includes a large decked section ideal for table and chairs and an additional private area at the end of the garden for entertaining. The garden is suitable for various activities and offers a good degree of privacy and is principally laid to lawn with mature raised shrub beds.

Practical aspects include a garage with up and over door and a side door. There is a long driveway, offering off road parking for several vehicles. The front garden has established shrubs.

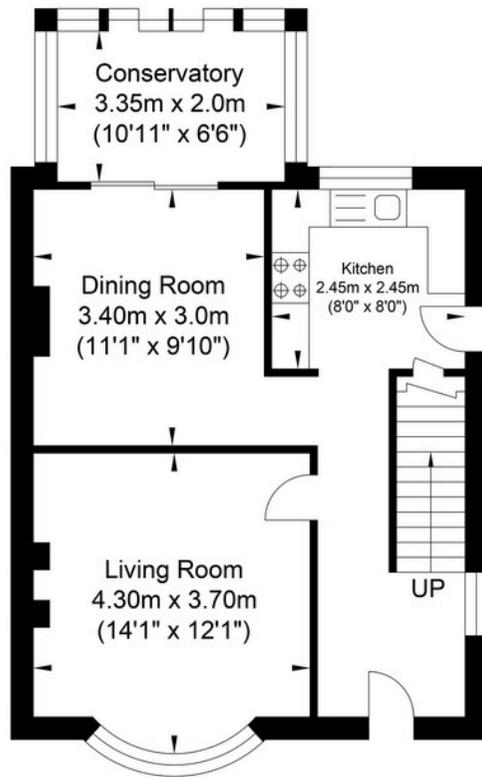
Lewes is a market town known for its independent shops and transport links. A mainline railway station provides connections to Brighton and London.

The Location

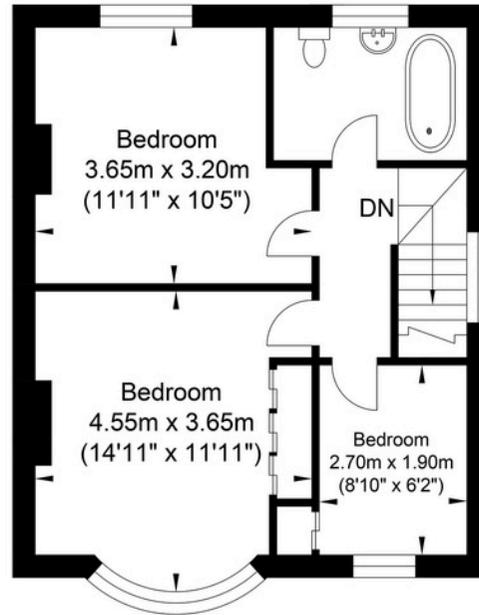
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



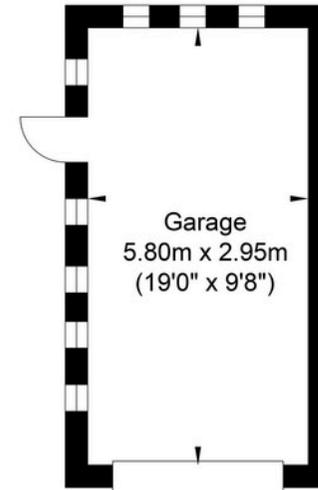
Highdown Road, Lewes



Ground Floor
Approximate Floor Area
511.71 sq ft
(47.54 sq m)



First Floor
Approximate Floor Area
443.04 sq ft
(41.16 sq m)



Garage
Approximate Floor Area
184.17 sq ft
(17.11 sq m)

Approximate Gross Internal Area (Excluding Garage) = 88.70 sq m / 954.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Agents Notes

Tenure - Freehold
EPC - TBC
Council Tax Band - D



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

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