



De Grey Close, Lewes

**Lewes
Estates**

The property is situated within walking distance of Lewes town centre with its vibrant mix of independent shops, restaurants, pubs and the famous Harveys Brewery. Lewes offers many individual specialist shops, supermarkets and schooling for all ages. Brighton is 9 miles west of the town with the universities of Sussex and Brighton approximately 6 miles and 9 miles respectively. Glyndeboure Opera House is approximately 3 miles by road or a 2 mile walk across the Downs. Lewes is situated within the South Downs National Park and the South Downs are accessible within a few minutes on foot from the property. Lewes railway station is a level walk of approximately 1/4 mile with regular direct trains to London and Gatwick.

- Semi-detached three bedroom home
- Popular South Malling area of Lewes
- Short walk to town centre and local school
- 18ft integral garage with potential to convert stpp
- Conservatory
- South facing rear gardens
- Off-road parking
- Good condition throughout



Front Door

Hallway

Living Room
15'8 x 15'5

Conservatory
9'10 x 8'2

Kitchen
11'3 x 7'7

Integral garage
18'4 x 7'7

WC

1st Floor Landing

Bedroom 1
12'2 x 8'7

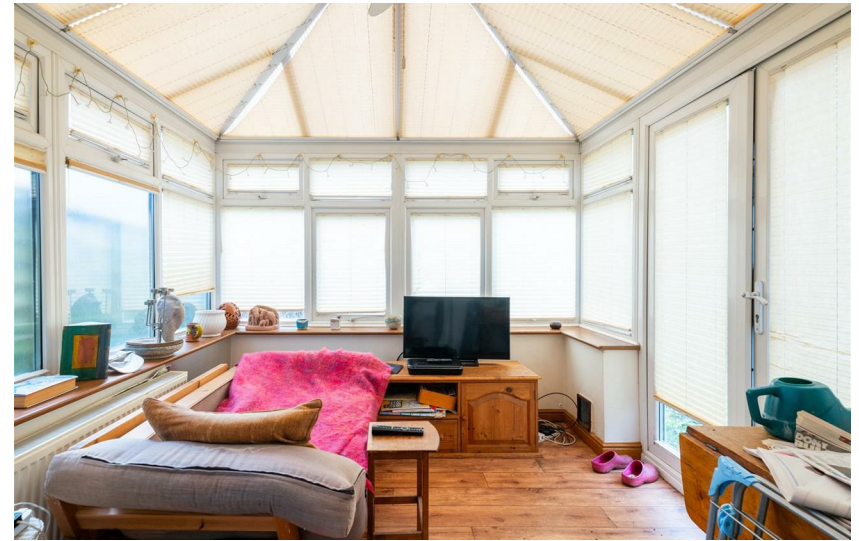
Bedroom 2
11'6 x 8'2

Bedroom 3
8'10 x 6'9

Bathroom

Gardens

Driveway



An opportunity to purchase a good sized three bedroom semi-detached family home situated in a quiet, tucked away cul-de-sac location in the popular South Malling area.

The well arranged accommodation comprises in brief: 15 ft lounge dining room; well equipped conservatory looking over the garden with radiator, pitched roof and remote controlled blinds; fully fitted modern kitchen with integrated appliances; three bedrooms; a white bathroom suite and a cloak room.

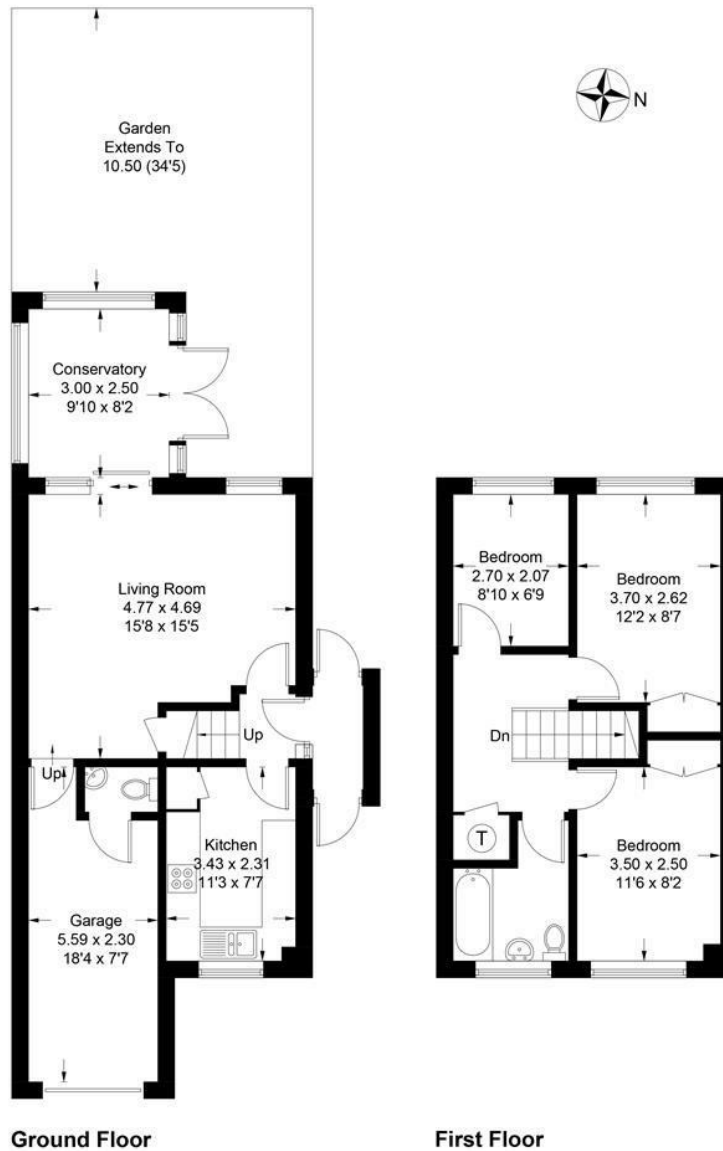
In addition, the property boasts off-street parking for two vehicles and an integral 18 ft garage with potential to convert subject to the necessary planning and consent. The gardens face south and are a real sun trap - with an additional small garden and block paved driveway to the front.

Tenure: Freehold
EPC Rating: C
Council Tax Band: C



draft

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Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072141)



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