



South Way, Lewes

**Lewes
Estates**

South Way is regarded as one of the premier roads in this location with residential properties of all styles and sizes. The Nevill has easy access to both Lewes town centre and also the South Downs National park whilst further benefiting from the green at the foot of this popular area. The historic county town of Lewes is a popular cosmopolitan medieval town which offers an excellent range of amenities with a variety of shops and specialist outlets selling fine foods, crafts and antiques. The Lewes mainline railway station has services to London/Victoria being just under the hour. The universities of Sussex and Brighton are about 6 and 9 miles respectively.

- Detached bungalow
- Landscaped gardens
- Driveway and off-road parking
- Two double bedrooms
- Sun room
- Utility room
- Great condition throughout
- Modern kitchen and bathroom
- Detached garden office
- Popular South Way location



Front Door

Hallway

Lounge

Kitchen

Sun Room

Utility

Bedroom 1

Bedroom 2

Bathroom

Gardens

Driveway

Detached office





(Not Shown In Actual
Location / Orientation)

Ground Floor

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

Office = 10.5 sq m / 113 sq ft

Total = 79.7 sq m / 858 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1101082)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

Built circa 1924, this is a rarely available two double bedroom, single storey, detached property of considerable charm and character, offered with the added benefit of a detached studio/home office and situated on a good sized plot in the favoured Nevill area.

In our opinion, this delightful property has been carefully maintained and is beautifully presented to a high standard throughout. The neutrally decorated rooms include a double aspect living room which is a particularly light and bright space. The kitchen/breakfast room comprises a range of modern units in a country style with space for appliances, and double doors provide views and access to the gardens. Completing the accommodation are a bright rear sun room, utility room, two double bedrooms (both with ornate fireplaces and fitted wardrobes) and a family bathroom with a modern white suite.

Externally, well maintained gardens wrap around the house and enjoy views in part towards the South Downs. The enclosed gardens are nicely planted with lawn and specimen shrubs and trees including willow. Furthermore, there is a detached studio/home office of substantial timber construction which offers an ideal work space being of a triple aspect with double glazing and lights. A driveway to the front provides parking for three/four cars.

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





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