



Highdown Road, Lewes

**Lewes
Estates**

We are delighted to offer this extended 3 Bedroom, 2 Bathroom, semi-detached family home in the popular Nevill area of Lewes. Featuring a second floor master bedroom with panoramic views, large rear garden backing onto the allotments next to the South Downs National Park, this home is a must see.

The Nevill area has become a popular choice for a multitude of buyers given it's nearby scenic walks, handy convenience shop, frequent local bus service, recreation ground, and close proximity to Wallands Nursery and Primary School.

Lewes town centre is approximately 30 minutes on foot and offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

The mainline railway station benefits from direct trains to Brighton (20 minutes) and London Victoria (1 hour)



The property is a set in an enviably tranquil position and the accommodation briefly comprises;

A sitting room with bay window and wood burning stove, dining room with stunning views, and extended kitchen on the ground floor. Upstairs on the first floor you will find two bedrooms and a family bathroom, and the second floor offers the master bedroom with stunning views and en-suite shower room.

Outside there is an extensive rear garden which has been landscaped to incorporate a pond, decked terrace and garden studio. There is also a driveway to the front suitable for one car.

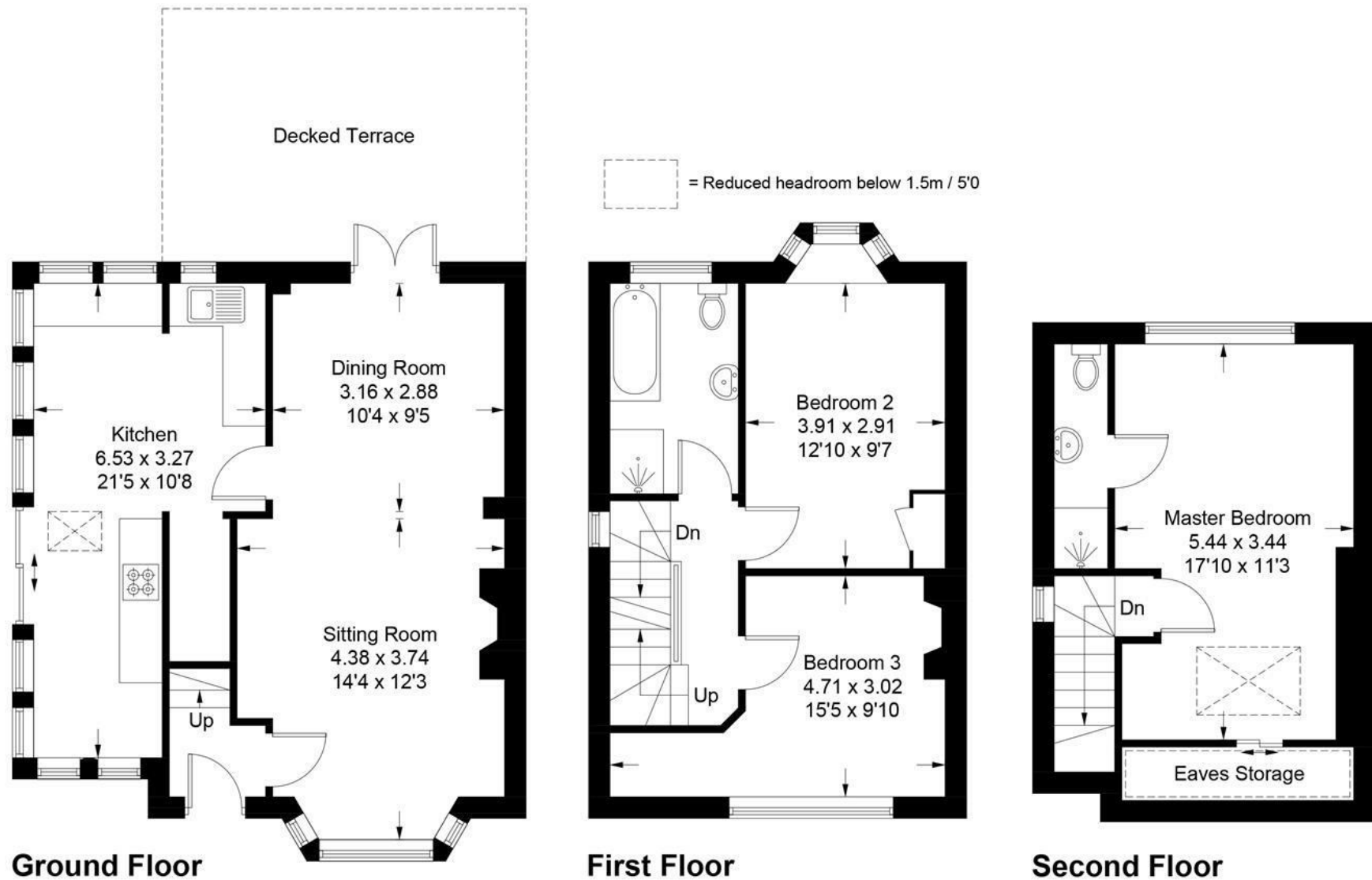
This home further benefits from Solar PV and retains character features such as panelled doors and picture rails and bay windows. Viewing is highly recommended. Please contact our office today to arrange your appointment.

- Three Bedroom Semi-Detached Home
- Panoramic Views
- Two Bathrooms
- Sitting Room with Wood Burning Stove
- Garden with Garden Studio
- 2nd Floor Master Bedroom with En-Suite

draft







Approximate Gross Internal Area = 103.30 sq m / 1111.91 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265163)



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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.



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