



The Avenue, Lewes, East Sussex, BN7 1QT

£2,950,000 pcm

The Avenue, Lewes, East Sussex, BN7 1QT

Beautifully Restored Semi Detached 4 Bedroom House in Sought After Area of Lewes

The Property

This stunning property offers ample living space with a blend of modern amenities and cosy features.

Ground Floor

- Snug Room: A warm and inviting snug room featuring a wood-burning stove, perfect for relaxing evenings.
- Open Plan Kitchen/Living/Dining Area: A spacious, contemporary open plan layout that includes:
- Kitchen: Fully equipped with modern appliances and separate utility room.
- Living Area: Bright and airy, seamlessly flowing into the dining space.
- Dining Area: Ideal for family meals and entertaining, with double bifold doors leading out to the garden.
- Garden: Extensive gardens featuring:
- Two Patio Areas: Perfect for outdoor dining and entertaining.
- Large Summer House: Includes a bedroom, toilet, and office, offering additional accommodation or workspace.

First Floor

- Bedrooms: Four bedrooms, with the following details:
- Two bedrooms featuring mezzanine beds, providing extra space and a unique design element.
- Two additional bedrooms, offering ample space and comfort.
- Built in wardrobes in all rooms.
- Bathrooms: Three well-appointed bathrooms, including:
- Two Large Shower Rooms: Modern and spacious.
- Beautiful Bathroom: Features a standalone bath for a luxurious bathing experience.

Exterior

- Double Garage: Offers parking for two cars, with an electric overhead door for convenience.
-

Additional Features

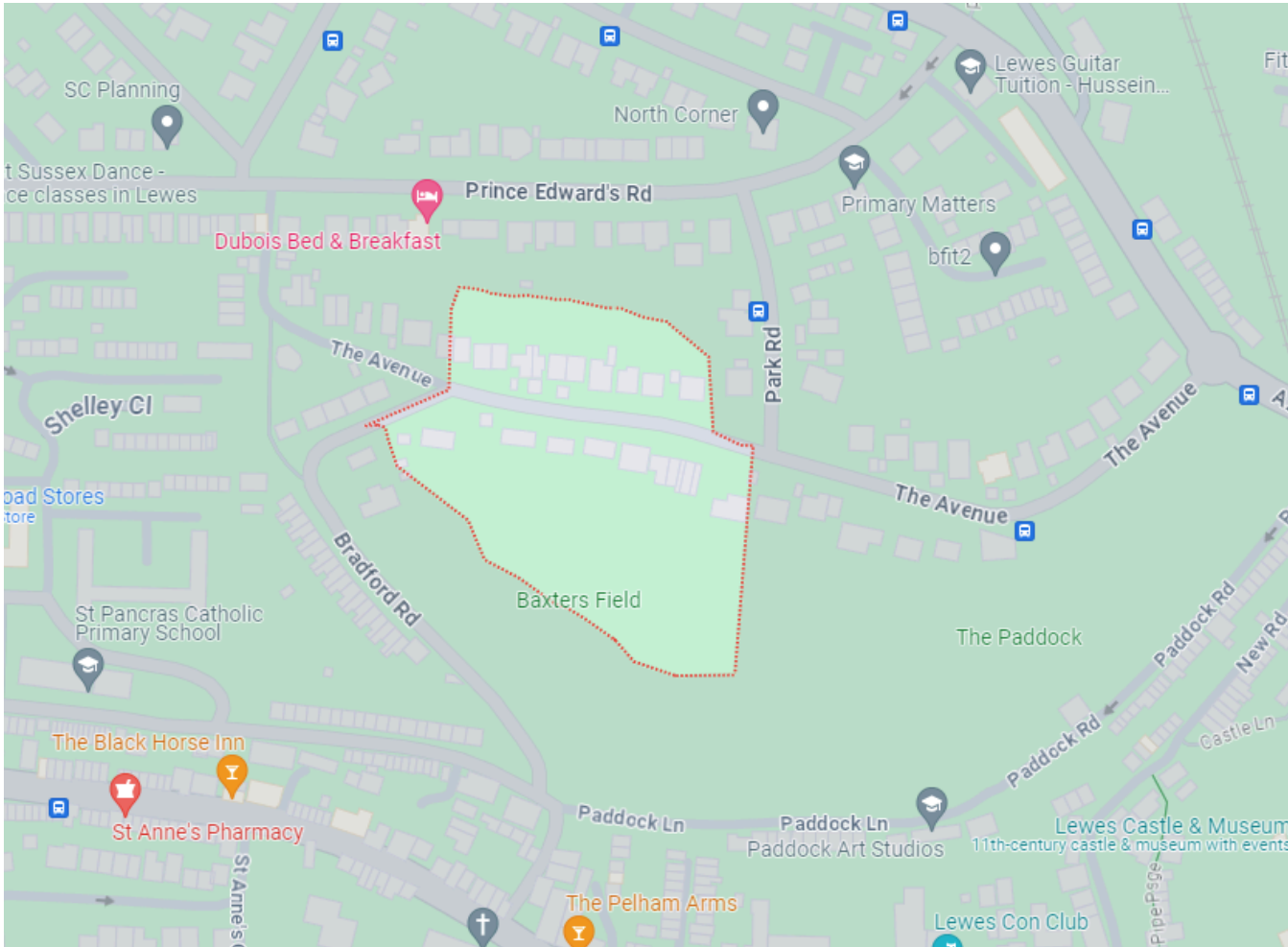
- Heating: Equipped with an air source heat pump and underfloor heating throughout, ensuring energy efficiency and comfort.

This property combines luxurious living spaces, practical amenities, and beautiful outdoor areas, making it an ideal home for families and those who love to entertain.

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 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 fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.





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
 The London Office



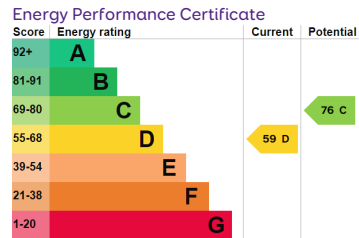
A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Agents Notes

EPC: D
 Council Tax: Band: E
 5 Week Deposit: £3,403.00
 1 Week Holding Deposit: £681.00



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.