



**FOSTER**  
& CO.



# Lakeside

Lewes, BN8 4FQ

Guide price £575,000

A beautifully presented link-detached 4 bedroom family home, built to a high standard in 2022. Located near Hamsey Lakes, the property enjoys stunning views over a wild flower area and is surrounded by private mature woodland, exclusively for the use of residents.

The property features a generous kitchen/dining room, which opens seamlessly into the rear garden, creating an ideal space for entertaining. Also on the ground floor there's a large living room to the front along with a downstairs WC, separate utility room, large cupboard in the kitchen which is perfect for a pantry and also a large storage cupboard under the stairs.

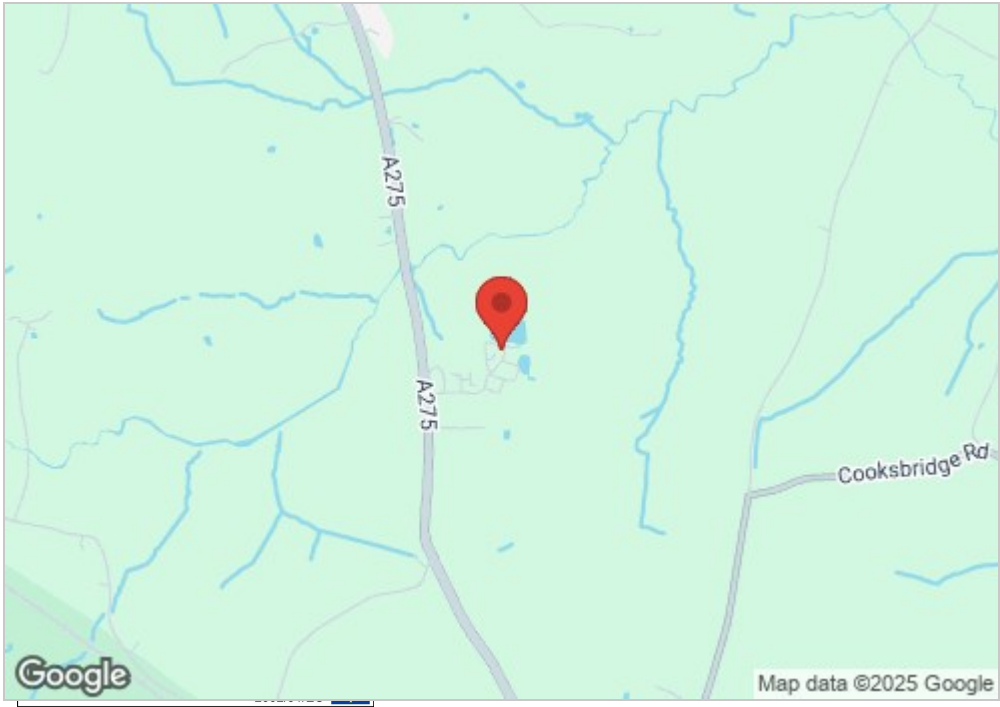
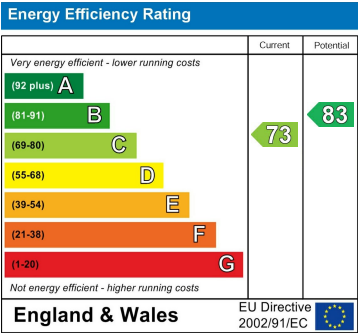
Downstairs there is underfloor heating throughout and also in the bathrooms.

Upstairs there are 4 double bedrooms, both bedroom 1 and 2 benefit from en-suite shower rooms, while 3 out of the 4 bedrooms are equipped with fitted wardrobes, there is also a lovely family bathroom.

Externally, the home boasts a garage with a personal door leading to the garden, along with a driveway providing parking for two cars. The location offers access to excellent local primary schools in Cooksbridge and Barcombe, as well as the highly-regarded Chailey Secondary School in South Chailey. Nature enthusiasts will appreciate the close proximity to bluebell walks, public footpaths, and the stunning South Downs National Park. South Chailey, part of the highly sought-after Chailey parish, is known for its picturesque surroundings. Chailey Common, a designated nature reserve and Site of Special Scientific Interest, spans 450 acres of protected heath land, providing a haven for rare, native species.

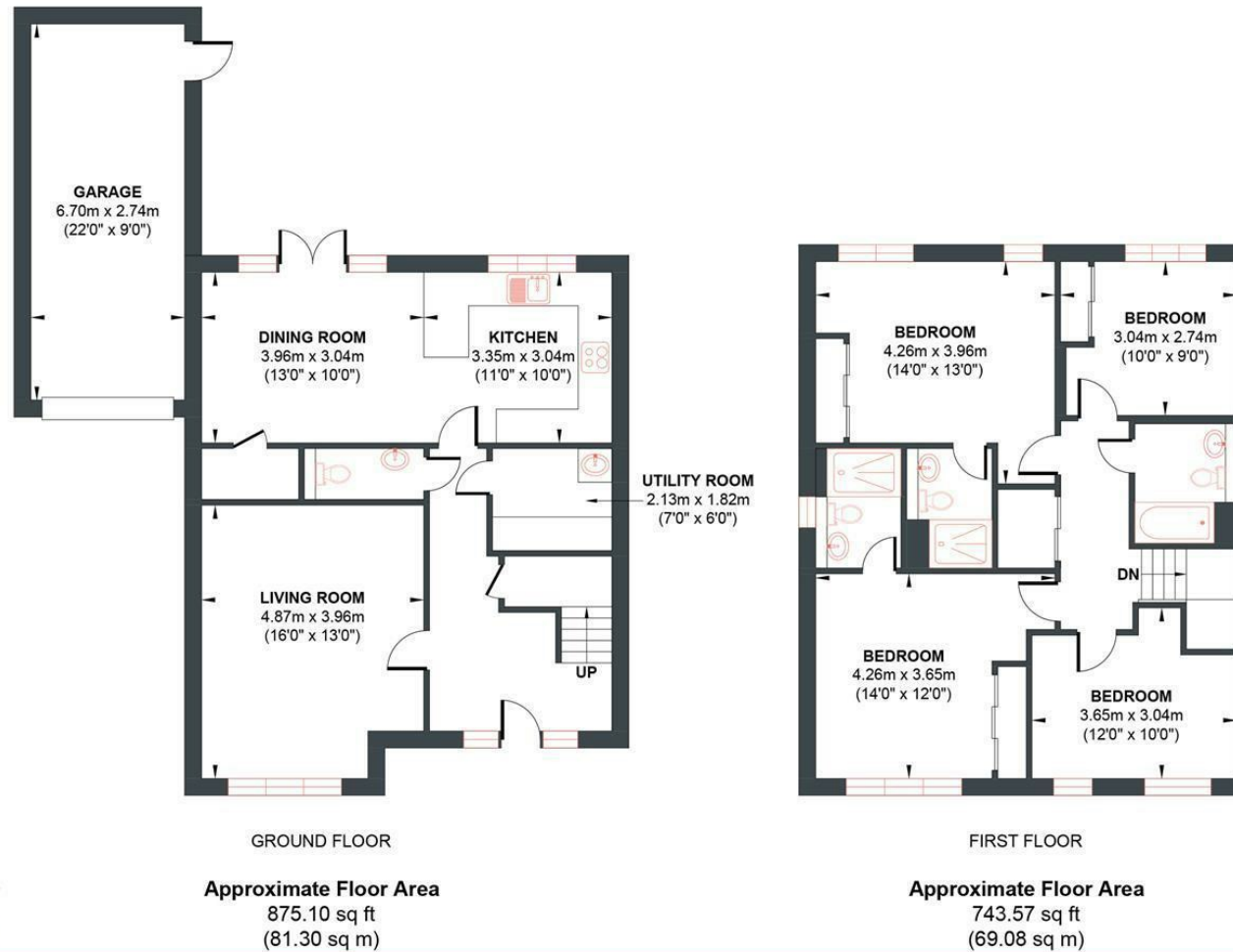
With its enviable location, South Chailey is just four miles from the charming market town of Lewes, famed for its bonfire societies, medieval streets, and historic castle. The nearby villages of Barcombe and Cooksbridge offer further amenities, including a mainline station and the well-regarded Rainbow Country Pub.

- Freehold
- Link Detached
- Private driveway with parking for 2/3 cars
- Garage
- 4 Bedrooms
- 3 Bathrooms
- Large Kitchen
- Solid Oak internal door and handrail
- Nest thermostat system
- 7 years remaining on the structural premier guarantee warranty



# LAKESIDE

Approx. Gross Internal Floor (Including Garage) Area = 150.38 sq m / 1618.67 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



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All measurements are approximate



