

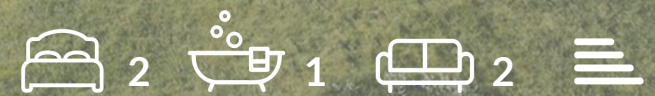


OAKFIELD



Grange Road, Lewes, BN7 1TT

Offers In Excess Of £1,000,000





## Grange Road, Lewes, BN7 1TT

RARELY AVAILABLE - A detached, 'south facing' gable fronted bungalow, occupying a cherished 'walled' garden of circa one third of an acre (TBV) in the heart of Lewes town centre with the added benefit of a detached single garage and hardstanding for a further vehicle. The property is set in an elevated landscaped plot on the north bank of Grange Road, with far reaching views over Southover, the adjoining countryside and beyond to Newhaven and the sea on the horizon. For an appointment to view please contact our Lewes Office on 01273 474101.

Presented in immaculate order throughout, this detached bungalow of mellow brick elevations, all under a deep pitched clay tile roof, believed to have been constructed circa 1953 is ready for immediate occupation. For sale by private treaty with no onward chain. Notwithstanding the abundant charm of the property as is, with light and airy accommodation throughout, this presents an outstanding opportunity - all with the requisite consultation, building and planning consents - to fashion a ground breaking family home in the thriving heart of Lewes within a level walk of the towns many amenities. This by way of an extension or the siting of new build home. Please be advised, there is an existing covenant clearly defining that there is only one residential residence on this expansive garden plot.

The accommodation as defined in the accompanying floor plan with approximate measurements is found as follows: Entrance Hall with a walk in pantry cupboard: Dining Room with twin windows providing an aspect over the rear garden: Sitting Room with dual aspect and feature open fireplace (not presently in use): Fitted Kitchen with southerly aspect: Bathroom with panelled bath and shower: Cloakroom: Two double Bedrooms.

All mains services are appointed to the property. Gas fired central heating is provided by an annually serviced condensing boiler, serving panel radiators appointed throughout. Lewes District Council Tax band D.







Outside & Garden: Brick built single garage with bitumen and felt flat lined roof, metal up and over door, electric light and power. The walled gardens are a true feature, south facing in three defined levels all accessed via a winding gravel path. All meticulously maintained and presented, the gardens are predominantly laid to lawn with seasonal flowers, hardy perennials, specimen fruit trees as well as established shrubs.

#### Location

Centrally located within the ever popular Southover district of Lewes, found on the favoured 'north bank' of Grange Road, in the shadow of Rotten Row, the property is within immediate walking distance to Southover C of E primary school, Priory secondary school, East Sussex College Lewes, Grange Gardens, Southdown Sports Club and Lewes mainline station (65 minutes to Victoria). Lewes is fondly described as a small town with a big heart. Historians believe the name derives from the Old English 'hlaeaws' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley. Lewes is a great place to shop with so many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools immediately to hand. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way within the magnificent South Downs National Park.

#### Sitting Room

14'9" x 12'0" (4.50 x 3.68)

#### Dining Room

15'11" x 11'9" (4.87 x 3.60)

#### Kitchen

12'11" x 7'4" (3.95 x 2.26)

#### Bedroom

11'10" x 9'10" (3.63 x 3.02)

#### Bedroom

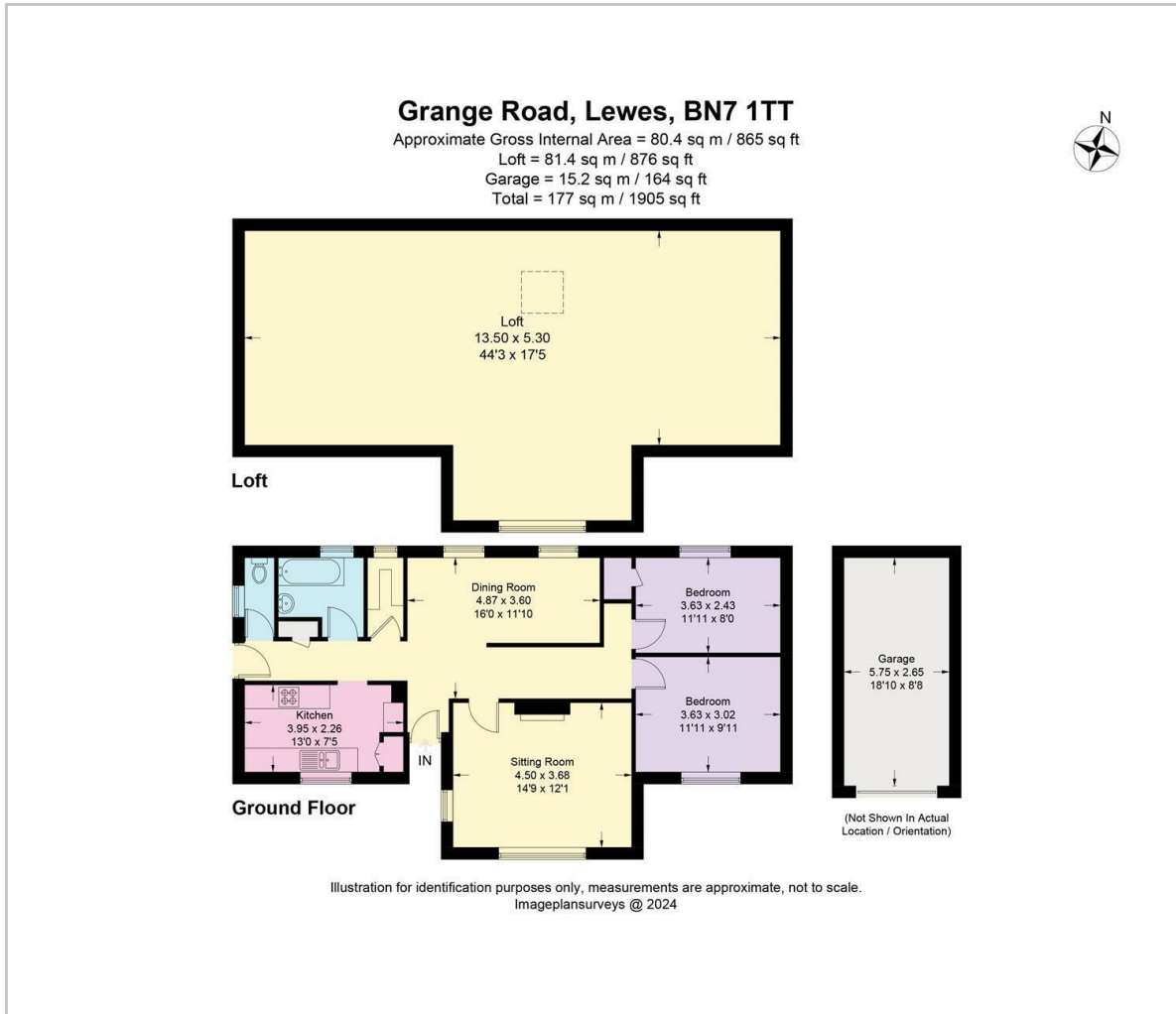
11'10" x 7'11" (3.63 x 2.43)

#### Garage

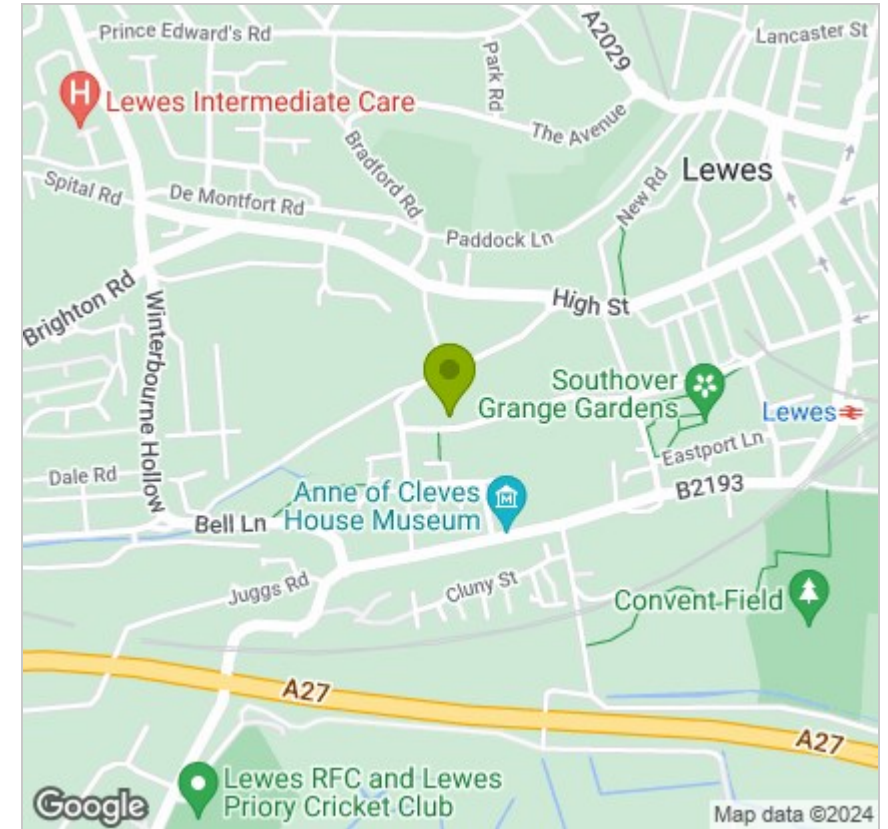
18'10" x 8'8" (5.75 x 2.65)



## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.