



OAKFIELD

Leicester Road, Lewes BN7 1SU

Asking Price £625,000



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Set on a quiet and desirable residential street in the ever-popular Wallands area of Lewes, is a beautifully presented two-bedroom Victorian home full of warmth, character, and flexibility. Thoughtfully arranged over three floors and offering approximately 970 sq ft of internal space including external storage, this property combines elegant period features with a modern layout that suits a wide range of lifestyles.

On the ground floor, you are welcomed into a bright sitting room. This well-proportioned space is currently used as a cosy lounge with open fire, but its size and layout also make it ideal for use as a third bedroom or a generous home office. This level also includes a handy utility area and a stylish, modern bathroom complete with sleek fittings.

Stairs lead down to the lower ground floor, where you'll find the heart of the home: a spacious and light-filled open-plan kitchen and dining room. With sash windows, wooden floors, and direct access to the outside, this is a fantastic space for everyday living, cooking, and entertaining.

Upstairs on the first floor are two excellent double bedrooms. The front-facing bedroom features a double sash window that brings in wonderful natural light, while the rear bedroom enjoys views over the garden. Both rooms offer ample space for furniture and a calm, restful atmosphere.

The garden has two terraces, lawn and two sheds

Perfectly located within easy walking distance of Lewes town centre, this home provides convenient access to a superb selection of independent shops, cafés, restaurants, and the mainline railway station, which offers regular services to London Victoria in just over an hour.

Families will appreciate the proximity to a range of highly regarded schools, including Wallands Primary School just moments away, as well as Priory School. The nearby South Downs National Park offers endless opportunities for outdoor adventures, while local favourites such as Grange Gardens and The Depot





Kitchen

13'9 x 10'8 (4.19m x 3.25m)

Dining Room

13'9 x 10'1 (4.19m x 3.07m)

Sitting Room

11'0 x 10'7 (3.35m x 3.23m)

Bedroom

13'11 x 10'8 (4.24m x 3.25m)



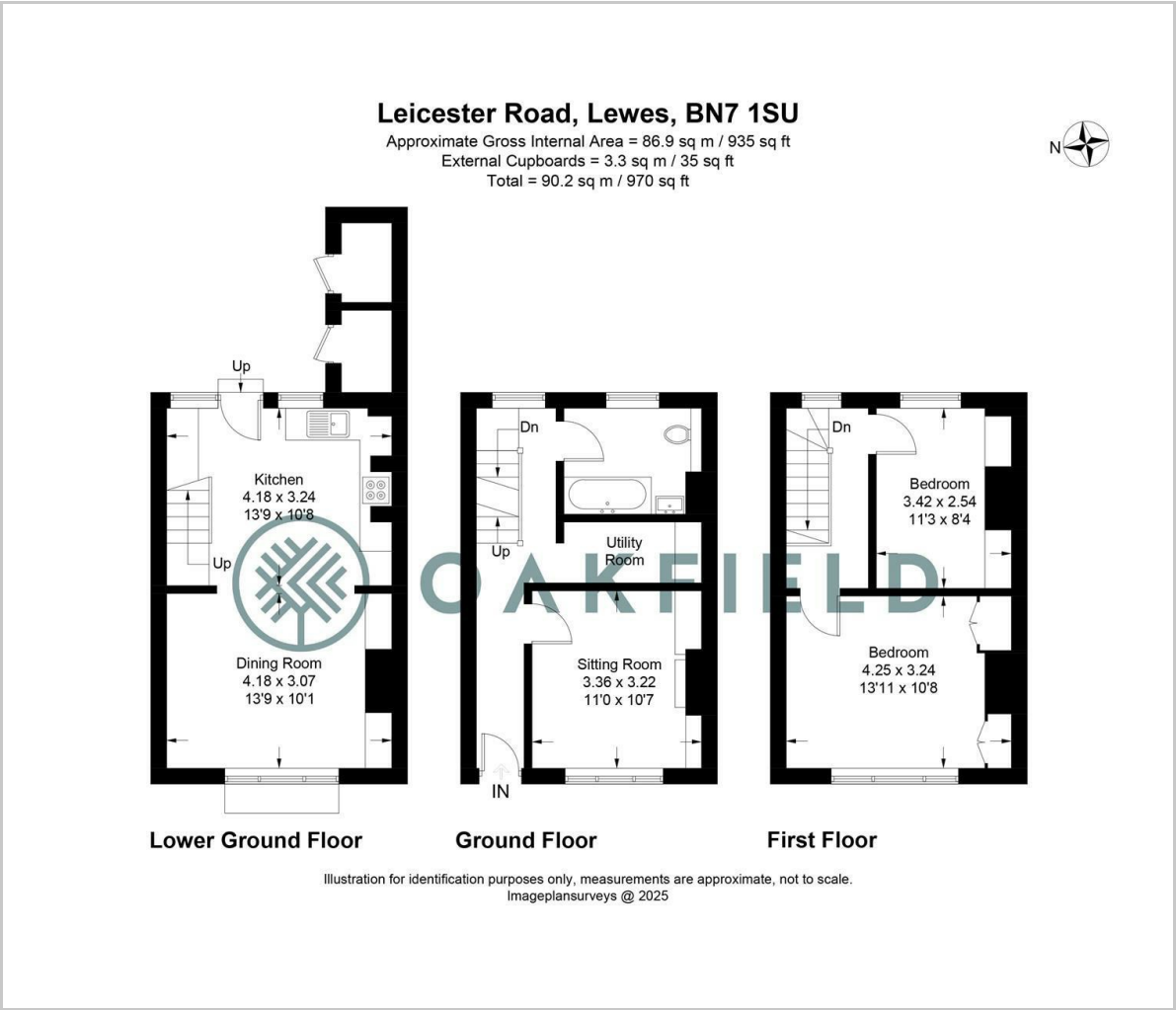
Bedroom

11'3 x 8'4 (3.43m x 2.54m)

Council Tax Band - D £2.627 per annum



Floor Plan

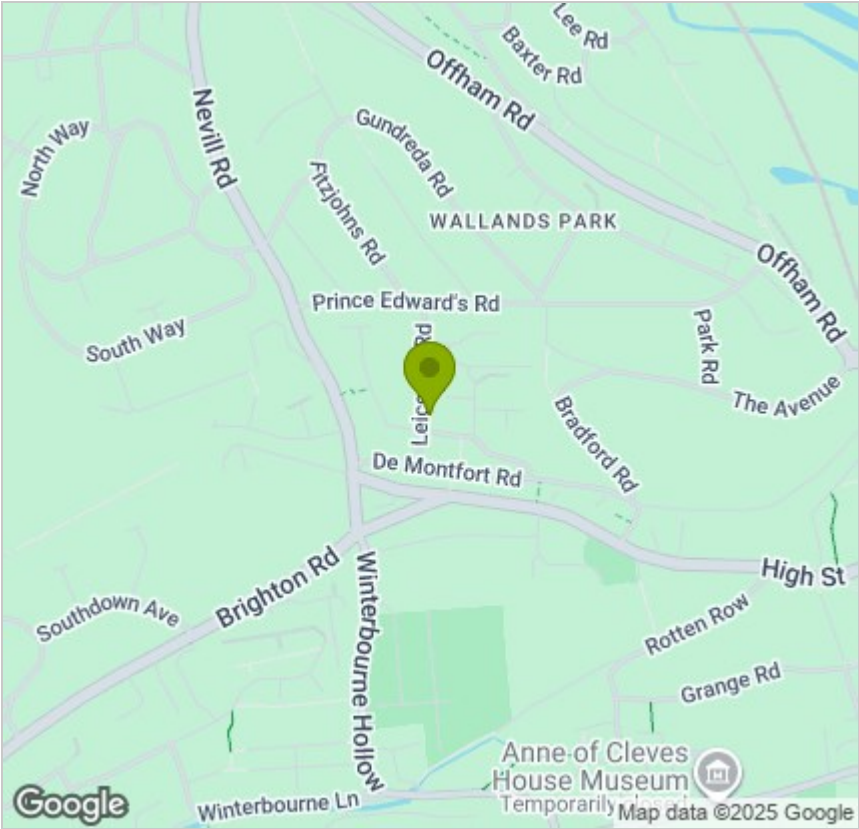


Viewing

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

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Area Map



Energy Efficiency Graph

