



OAKFIELD



Lodge Close, Lewes

Offers In The Region Of £850,000



SUMMARY

Welcome to Lodge Close, an attractive, modern detached home (built early 2000s) perfectly positioned in a highly regarded, quiet cul-de-sac just a stone's throw from the glorious South Downs National Park and a short stroll or bus ride from the historic town centre. Offering a superb lifestyle for a growing family or providing an easy-to-maintain haven for downsizers, this property seamlessly blends spacious living with an enviable location.

The moment you step inside, you're greeted by a central Entrance Hall leading to the thoughtfully laid-out Ground Floor. Currently, the front Dining Room (13'2 x 11'4) provides a wonderful, formal space or an extremely handy second reception room, separating it from the impressive 21'7 x 14'2 Sitting Room at the rear. The Sitting Room, with its open fireplace and patio doors, is the perfect hub for family life, offering delightful views and easy access to the garden.

The practical modern fitted Kitchen is located to the front, complemented by a separate, highly functional Utility Room (12'2 x 7'4) with an external door to the brick paver driveway and Garage. There's also a convenient Downstairs Cloakroom. For those considering a future redesign, the layout offers excellent potential to extend or move the kitchen.

Ascending to the First Floor, you'll discover four generously



sized double bedrooms, all benefiting from built-in wardrobes. The Main Bedroom (15'5 x 11'9) features a fitted Ensuite Bathroom, while the three other bedrooms are served by a modern Family Shower Room (8'9 x 5'9) with a double walk-in shower. The property boasts double glazed windows and gas fired central heating throughout, ensuring warmth and efficiency.

Outside, the property truly shines with a low-maintenance Front Garden and a very attractive, mature Rear Garden. This private, south/east-facing space is designed for enjoyment, featuring a paved patio, a lawn, and an elevated upper seating area perfect for catching the afternoon and evening sun.



Dining room

13'2 x 11'4

Sitting Room

21'7 x 14'2

Kitchen

14'5 x 9'4

Utility Room

12'2 x 7'4

Bedroom 1

15'5 x 11'9

Ensuite

7'8 x 5'7

Bedroom 2

11'6 x 11'4

Bedroom 3

9'1 x 9'0

Bedroom 4

11'6 x 11'4

Shower Room

8'9 x 5'9

Garage

18'2 x 9'4

Council tax band - F - £3795













INFORMATION

Tenure

Freehold

Local Authority

Lewes district council

Council Tax Band

F

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

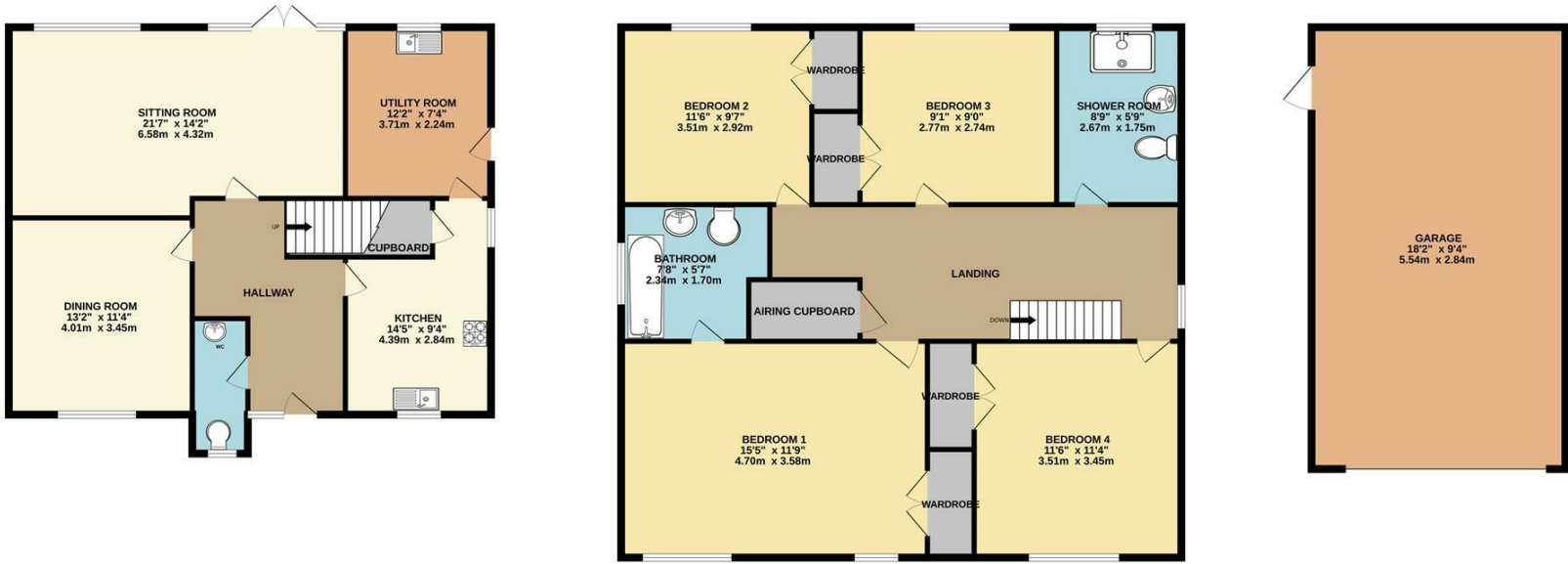
Viewings

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

Area Map



Floorplan



TOTAL FLOOR AREA : 1761sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		70	79
England & Wales		EU Directive 2002/91/EC	

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