



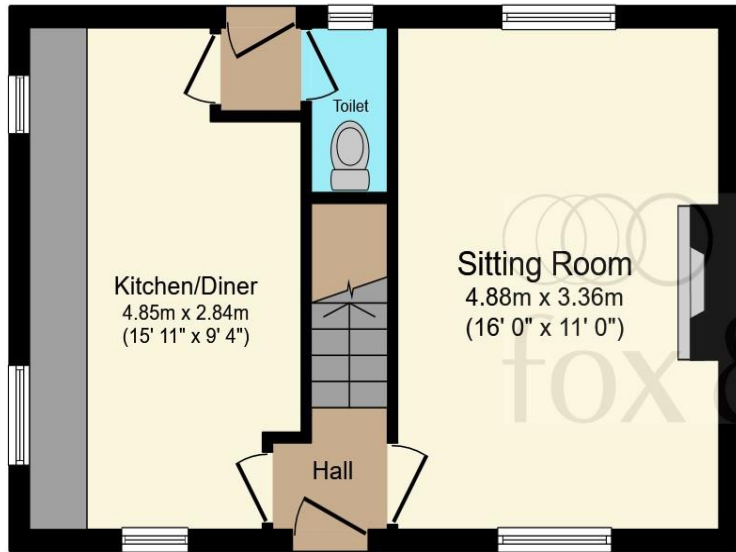
**Middle Way, Lewes, BN7 1NL**



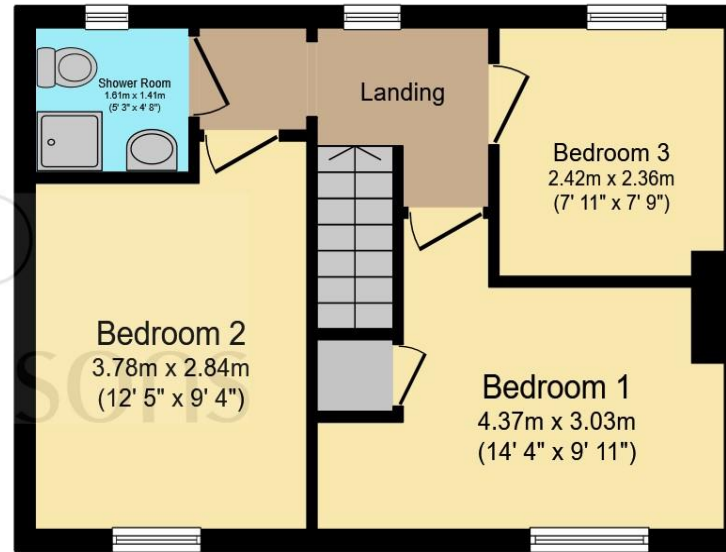
**welcome to**  
**Middle Way, Lewes**

Well-proportioned three-bedroom semi-detached property nestled in a peaceful cul-de-sac in the sought-after Nevill Area of Lewes. As you enter the property, you are greeted by a spacious entrance hall that sets the tone for the warm and inviting atmosphere throughout. The ground floor boasts a well-appointed kitchen/dining room, perfect for hosting family meals or entertaining guests. The dual aspect sitting room floods the space with natural light, creating a comfortable and airy setting. Additionally, a convenient cloakroom is located on this level for added convenience. Ascending the stairs onto the first floor, you will find a good-sized landing, providing ample space for a cozy reading nook or study area. The three bedrooms offer comfortable accommodations, with the master bedroom featuring the added benefit of built-in cupboard space for all your storage needs. The first floor is completed by a generous shower room, perfect for starting your day refreshed. Outside, the property boasts a driveway, ensuring convenient parking for multiple vehicles. The beautiful large front and rear gardens provide an idyllic setting for outdoor activities, from al fresco dining to children's playtime or simply enjoying the tranquility of nature.





**Ground Floor**



**First Floor**

Total floor area 70.3 sq.m. (756 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Agents Note**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

**Agents Note**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

welcome to

## Middle Way, Lewes

- NO ONWARD CHAIN
- Fantastic Three Bedroom Semi-Detached Home
- Large Front & Rear Garden
- Driveway For Multiple Cars
- Kitchen/Dining Room

Tenure: Freehold EPC Rating: F

# £475,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA110516](https://fox-and-sons.co.uk/Property/CRA110516)



Property Ref:  
CRA110516 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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