



**Price**  
**£525,000**

**Freehold**

3x  1x  1x 

**Cross Way, Lewes, East  
Sussex, BN7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Located in the popular Nevill area
- Open-plan living space with modern kitchen & bathroom
- Front & rear gardens, off-road parking
- Nearby local shop & walks up onto the South Downs
- Close to local school & transport links

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Diner: 15'1 x 14'5 (4.60m x 4.40m)

Kitchen: 18'4 x 7'6 (5.59m x 2.29m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'3 x 9'0 (3.43m x 2.75m)

Bedroom 2: 10'8 x 10'8 (3.25m x 3.25m)

Bedroom 3: 9'1 x 8'0 (2.77m x 2.44m)

Bathroom

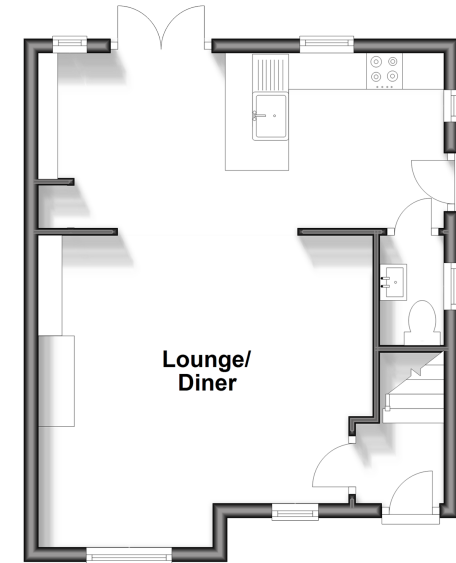
### OUTSIDE

Front & Rear Gardens

Driveway

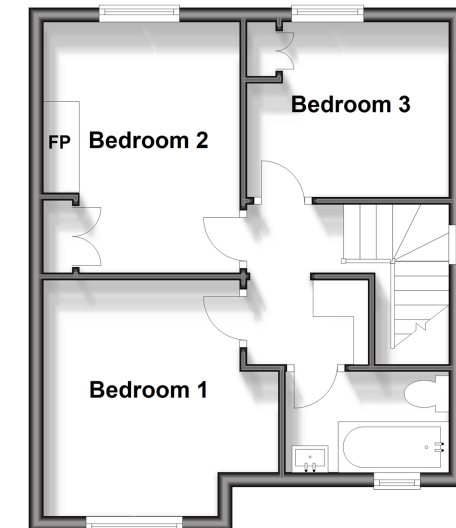
### Ground Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



**Call Lewes - (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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