



£525,000-£550,000 guide price

32 North Way, Lewes, East Sussex, BN7 1DT

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The property...

Entrance Hall- Stairs to first floor, door to-

Living Room- A lovely bright, freshly decorated room with front aspect double glazed bay window, inset decorative ethanol fuel fire, built-in cupboard, vertical radiator and attractive real wood laminate floor, open to-

Kitchen- Fitted with a range of white hi-gloss fronted wall and base units with "Iroko" hardwood working surfaces and breakfast bar, attractive ceramic tiled splash areas, inset composite sink with mixer tap, ceramic hob with oven below, integrated wine cooler, space for tall fridge/freezer, double glazed window overlooking the rear garden, door to

Lobby- Door to side entrance, understairs cupboard

Utility Room- Area of working surface with space and plumbing below for washing machine, wash hand basin, dual aspect double glazed windows, wall mounted boiler.

First Floor Landing- Side aspect double glazed window, hatch to loft space.

Bedroom- A double room with front aspect double glazed window.

Bedroom- A double bedroom with rear aspect double glazed window.

Bedroom- Rear aspect double glazed window, cupboard.

Bathroom- Refitted with a modern white suite comprising of a panel enclosed bath with tiled surround, wash hand basin set in vanity cupboard, low level w.c., front aspect obscured double glazed window.





Outside Location...

Front Garden- Mainly laid to lawn with pathway to the front door, enclosed by fencing with gated access. (The vendor has made initial enquiries and informs us that he has quotes for a dropped kerb and driveway parking.)

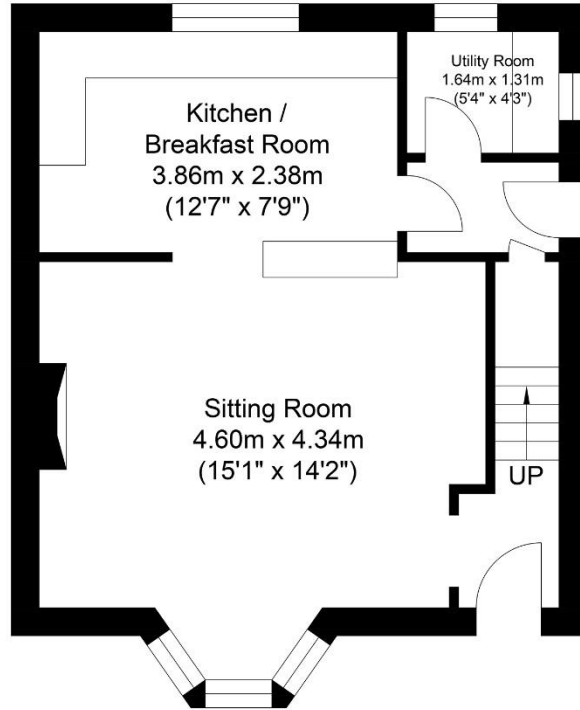
Rear Garden- A generous size, southerly facing and mainly laid to lawn and enclosed by fencing, block built shed/workshop, side access.

The Nevill development benefits from a local convenience shop, a local bus service providing services to the town centre, and a recreation field with children's playground. The area also boasts excellent scenic walks and easy access to the South Downs.

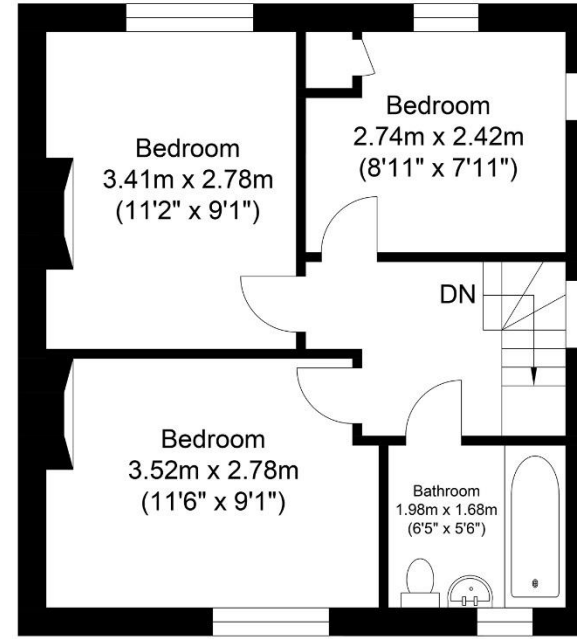
Tenure- Freehold
EPC rating - tbc
Council tax band - D

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Ground Floor
Approximate Floor Area
384.80 sq ft
(35.75 sq m)



First Floor
Approximate Floor Area
374.36 sq ft
(34.78 sq m)



Approximate Gross Internal Area = 70.53 sq m / 759.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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