



£450,000 freehold

6 Hillyfield, Lewes, East Sussex, BN7 1LA

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The property...

A 3 Bedroom townhouse located in a cul de sac within the popular Winterbourne area of Lewes.

The property has accommodation over three floors and enjoys a Southerly Facing Garden with almost direct access to the South Downs. The Winterbourne area is surprisingly close to the Town Centre at a 13 minute walk and Mainline Railway Station just a 17 minute walk (Source Google Maps)

Entrance Hall – Stairs rise to first floor. Full height Cloaks Cupboard under the stairs. Door to Integral Garage.

First Floor Sitting Room – Measuring a generous 16'2 x 15'1 and with two windows to the front affording a good degree of natural light and a sense of airiness. Fireplace with gas fire inset. Stairs continue to second floor. Door to;

Kitchen Breakfast Room – Fitted kitchen comprising a range of wall and base units, cupboards and drawers. The kitchen enjoys views and access to the delightful rear garden.

Second Floor Landing – Doors to principal rooms.

Shower Room – Modern suite comprising a corner shower enclosure with sliding screen doors. WC and Wash hand basin set into vanity unit. Heated towel rail.

Bedroom 1 – A comfortable double bedroom with bay window with fitted window seat and views over the rear garden. Fitted wardrobe with mirrored doors.

Bedroom 2 – Another double bedroom with far reaching elevated views over green spaces and the Lewes townscape.

Bedroom 3 – A single bedroom with far reaching elevated views over green spaces and the Lewes townscape.





Property and Location...

Integral Garage – Power and light. The garage offers potential to develop stpp.

Garden – A terraced garden of an enviable Southerly Aspect. Pathways and steps meander through passing many colourful plants and shrubs and numerous seating areas. At the top, the garden enjoys far reaching views over rooftops and a gate leads to a path leading to the South Downs and Town Centre.

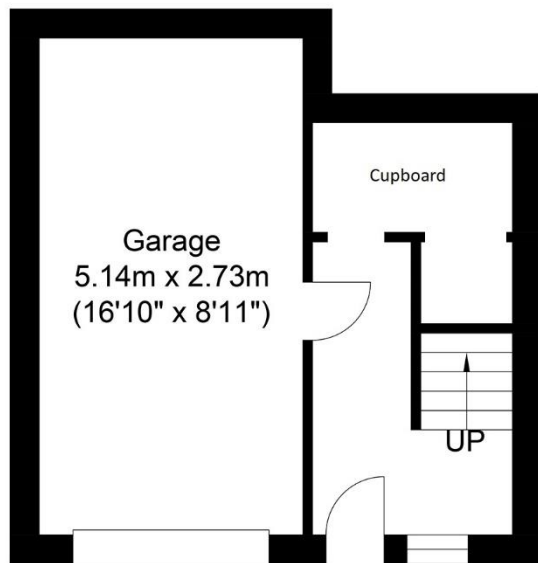
Hillyfield is a cul de sac located within the popular Winterbourne area of Lewes with a local convenience store just around the corner. It is conveniently located for well referred Primary and Secondary Schools, Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne. The area benefits from a good sized Recreation Ground and boasts great access to scenic walks across the South Downs National Park.

Tenure – Freehold

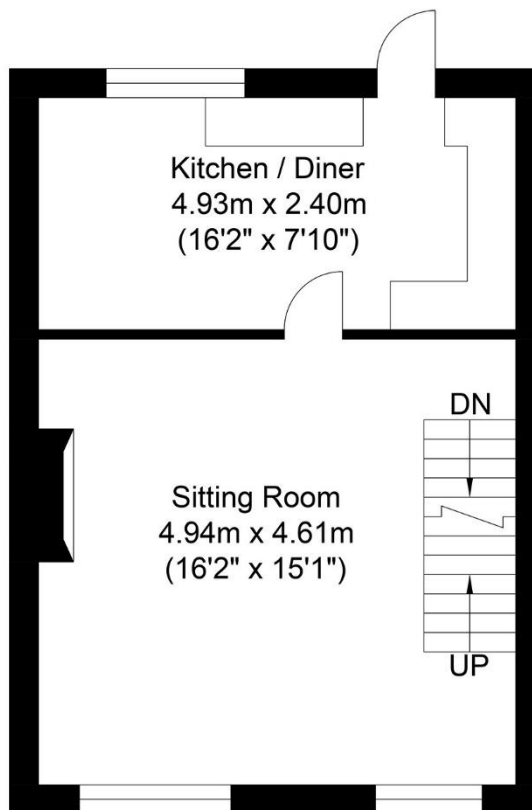
Gas Central Heating – Double Glazing

EPC Rating – D

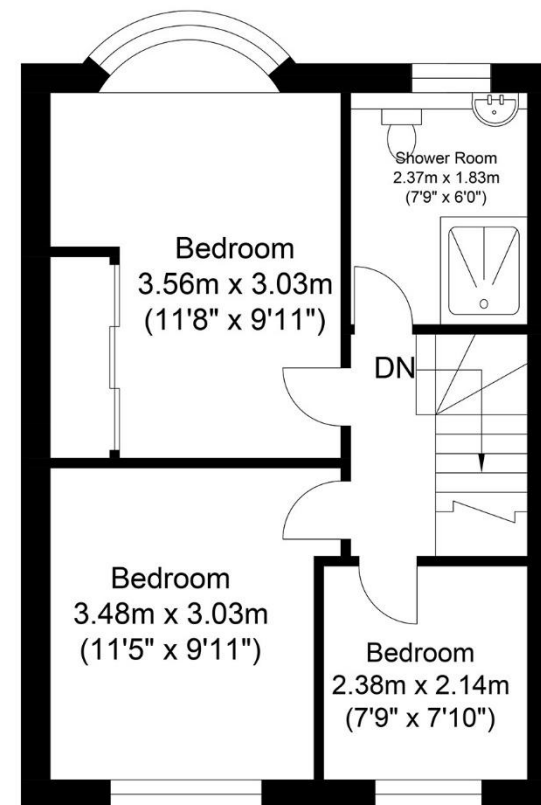
Council Tax Band – C



Ground Floor
Approximate Floor Area
250.69 sq ft
(23.29 sq m)



First Floor
Approximate Floor Area
378.02 sq ft
(35.12 sq m)



First Floor
Approximate Floor Area
378.02 sq ft
(35.12 sq m)

Approximate Gross Internal Area (Including Garage) = 93.53 sq m / 1006.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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