



£685,000 guide price

65 North Way, Lewes, East Sussex, BN7 1DJ

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Overview...

We are pleased to present this extended and much improved family home located in the ever-popular Nevill area of Lewes.

The 3/4 Bedroom home boasts a Modern Kitchen Dining Room, dual aspect Sitting Room with stove, a Further Reception Room/Ground Floor Bedroom which benefits from independent access to the driveway, making the room ideal as a Home Office. A ground Floor Cloakroom and Utility Room completes the ground floor accommodation.

Upstairs there are 3 Double Bedrooms, a Modern Family Bathroom and an EnSuite with Dressing Area. There are far reaching views from the first floor, which extend over the Lewes townscape and onto the South Downs in the distance.

Outside the property boasts a wonderful Garden of a desirable Westerly Aspect and a Driveway provides ample Off Street Parking.

Viewings Recommended.



The property...

Entrance Porch – A sizeable porch with floor to ceiling window to the front.

Entrance Hall - Stairs rise to first floor landing. Panelled doors to principal rooms;

Kitchen / Dining Room – A gorgeous modern fitted kitchen finished in a soft grey and comprising of a range of wall and base units of cupboards and drawers and incorporates a breakfast bar into the design. The dual aspect kitchen enjoys views over the garden and distant views of the South Downs. Door to;

Sitting Room – Dual aspect Sitting Room enjoying views over the garden and distant views of the South Downs. Feature Fireplace with stove inset. Patio doors to Utility Room and to;

Conservatory – Lean to style conservatory with triple aspect views over the rear garden.

Ground Floor Office / Bedroom – Benefitting from independent access to the front and driveway creating an ideal room to work from home. Enjoying distant views of the South Downs.

Utility Room – Door to Garden and internal doors to principal rooms. Fitted cupboard and space for appliances.

Ground Floor Cloakroom – Modern white suite comprising of wc and wash hand basin. Heated towel rail.

First Floor Landing - Doors to principal rooms. Window to the rear.

Bedroom 3 – A comfortable double bedroom with elevated views over rooftops to the South Downs in the distance.





Property and Outside...

Bedroom 2 – A double bedroom benefitting from a pair of windows with elevated views over roof tops to the South Downs. Fitted cupboard.

EnSuite/Dressing Room – Modern suite comprising of a wc and wash hand basin set into a vanity unit.

Bedroom 1 – A dual aspect double bedroom with views over the garden to the rear and over rooftops and onto the South Downs to the front.

Family Bathroom – Gorgeous bathroom suite comprising of a rolltop bath with separate shower enclosure with sliding doors. Wc and wash hand basin. Heated towel rail. Modern grey tiled floor and timeless white tiled walls.

Driveway – Providing ample off street parking to the front.

Garden – A pretty garden of a desirable Westerly aspect. The garden is presented with numerous areas featuring an area of lawn, with mature plants and shrubs adding interest and height. The garden benefits from a greenhouse, and a generously sized garden shed which offers potential for further improvement to become a garden studio.





Location...

North Way, is a popular road, in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, and a local recreation field and children's park can be found just a moments walk away at the end of the road. A village hall and St Marys Social Club are both within striking distance and can be hired for events. The area also boasts excellent scenic walks across the South Downs National Park.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is the country town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.



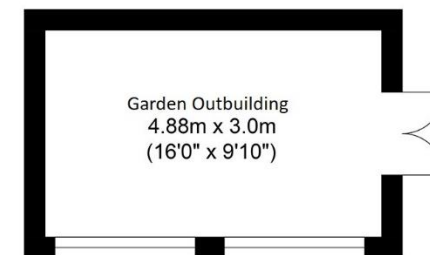
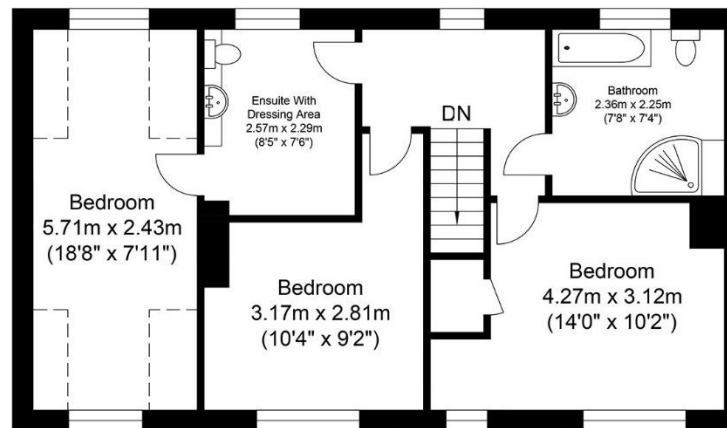
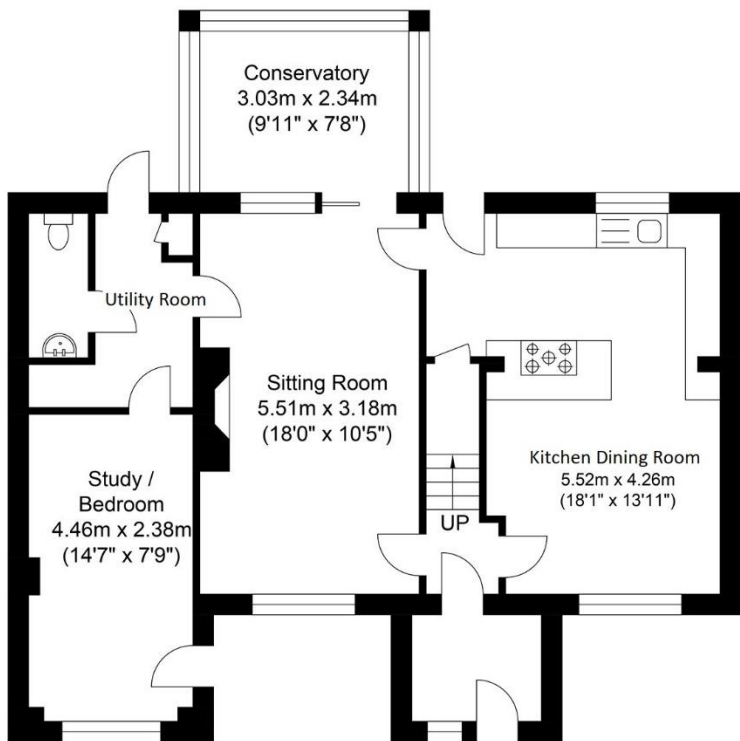
Tenure – Freehold

Gas central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – D

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



Ground Floor
Approximate Floor Area
766.06 sq ft
(71.17 sq m)

First Floor
Approximate Floor Area
595.35 sq ft
(55.31 sq m)

Outbuilding
Approximate Floor Area
157.58 sq ft
(14.64 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 126.48 sq m / 1361.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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