



£550,000 offers in excess of  
30 East Way, Lewes, East Sussex, BN7 1NG

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## Overview...

A great opportunity to purchase this beautifully presented and well maintained two-bedroom semi-detached home, which is situated in one of the area's most sought after locations, backing directly onto the South Downs National Park with direct garden access.

This super property has undergone a series of improvements by it's current owners and offers lovely bright rooms with stripped and finished wooden floors to the ground floor, a conservatory off of the generous kitchen/dining room, two good size bedrooms on the first floor with a modern re-fitted bathroom.

A real feature of this property are the generous gardens which are stocked with an exceptional array of specimen plants and trees including a Mullberry Tree, and Walnut Tree. Being west facing, this garden enjoys the sun and there are areas to sit and dine adjacent to the rear of the property with a gated side access, timber shed/workshop and driveway parking to the front.

VIEWING RECOMMENDED





# The property...

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## ACCOMMODATION

**Entrance Hall-** Front door, stairs to first floor, door to-

**Living Room-** A great room with front aspect double glazed bay window, feature cast iron inset open fireplace with attractive timber surround and mantle, chimney recesses, stripped and finished wood floor.

**Kitchen/Dining Room-** A bright and spacious room with plenty of room for a dining table which is fitted with a range of cream fronted wall and base cupboards, contrasting working surfaces with inset 1.5 bowl single drainer stainless steel sink and adjacent mixer tap, 4 burner stainless steel gas hob with cooker hood over and matching oven below, space for under counter dish washer, stripped and finished wood floor, rear aspect double glazed window and matching door opening into-

**Conservatory-** A full width conservatory of a double glazed construction with an attractive poly carbonate pitched roof, this is a super flexible space, suitable for a variety of uses and is flooded with natural light, double glazed double doors open onto the adjacent decked area.

## First Floor Landing-

**Bedroom-** A super size double bedroom with front aspect double glazed window offering views over Lewes, space for a comprehensive range of wardrobes and bedroom furniture, door to-

**Walk-In-Cupboard-** Side aspect window.

**Bedroom-** rear aspect double glazed window with views over the rear garden to the South Downs National Park.







## *Property and Outside...*

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**Bathroom-** Refitted with a white suite comprising a freestanding roll-top bath with period style mixer tap and shower over, shower curtain and rail, pedestal wash hand basin, low level w.c., painted part wood panelled wall, rear aspect double glazed window.

### **OUTSIDE**

**Front Garden-** Off road parking and area of gravel flanked by hedging.

**Rear Garden-** A beautiful west facing rear garden, stocked with an array of specimen plants and trees. Examples include a Mulberry tree, Walnut tree and various other examples. This stunning garden is divided into separate areas for al fresco dining, relaxing and enjoying the gardens with gated rear access opening directly into the South Downs National Park.

**Timber Shed/Workshop-** Double doors, lighting and power supply.







## Location...

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**East Way** is located at the top of the popular Nevill area of Lewes and the property has the enviable benefit of backing directly onto the South Downs National Park.

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

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

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.



Tenure - Freehold

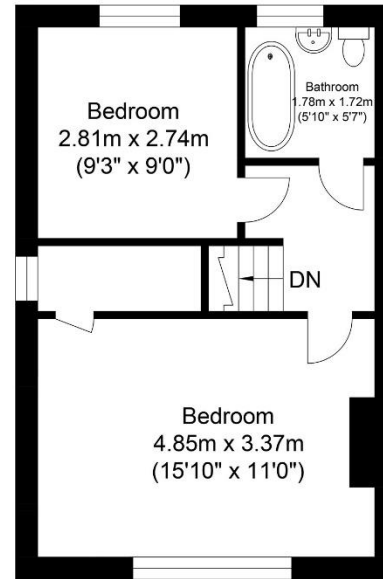
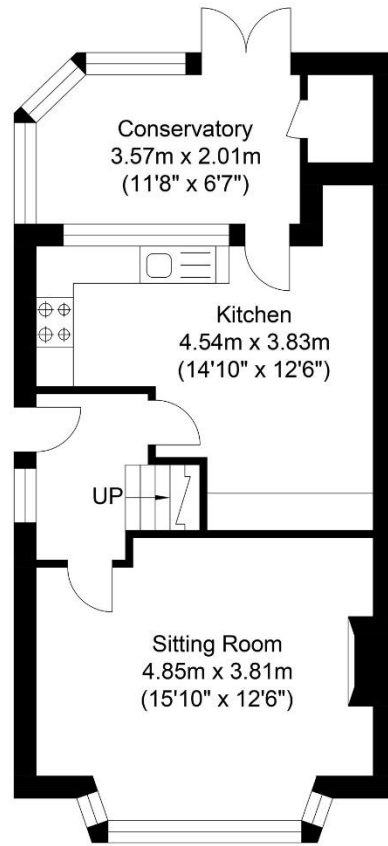
Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C

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





Ground Floor  
Approximate Floor Area  
491.69 sq ft  
(45.68 sq m)

First Floor  
Approximate Floor Area  
348.96 sq ft  
(32.42 sq m)

Outbuilding  
Approximate Floor Area  
110.0 sq ft  
(10.22 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 78.10 sq m / 840.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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