



£850,000 offers in excess of
7 Cranedown, Lewes, East Sussex, BN7 3NA

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Overview...

A great opportunity to purchase a well presented and updated detached family home with an extensive treelined rear garden.

The 1,926 sq ft property features flexible and adaptable accommodation with potential for a self contained annexe if desired.

The accommodation comprises of a generously sized 23ft Sitting Room with tri-fold doors opening to the garden. A modern fitted Kitchen Breakfast Room complete with black granite worksurfaces, Utility Room/Ground Floor Cloakroom, and a Ground Floor dual aspect Bedroom with EnSuite Bathroom.

Upstairs there are Three Double Bedrooms, and a modern Family Bathroom. The principal Bedroom suite boasts a gorgeous EnSuite Bathroom and a Juliet Balcony featuring elevated views over the garden.

The property enjoys an extensive rear garden and benefits from an Integral Garage and Driveway providing ample off street parking.



The property...

Entrance Hall- Doors to principal rooms. Stairs rise to first floor, steps descend to Kitchen Breakfast Room.

Kitchen Breakfast Room- Modern fitted kitchen comprising of an extensive range of cupboards and drawers and incorporating an island into the design. The kitchen is complimented by black granite worksurfaces and benefits from dual aspect light and views over the garden. Double doors to;

Sitting Room- A generously sized dual aspect reception room measuring an impressive 23'1. Featuring tri fold doors which open onto the extensive rear garden.

Utility Room/Ground Floor Cloakroom- Modern fitted cupboards, stainless steel sink, space for washing machine and WC. Window to rear.

Ground Floor Bedroom- A generously sized ground floor bedroom offering potential as a self contained annexe if desired, potentially by incorporating the adjoining integral garage. The dual aspect bedroom enjoys views over the garden. Wardrobe. Door to;

EnSuite- A modern ground floor bathroom comprising of a tear shaped bath with shower over and glass screen door. Wc and wash hand basin. Window to the rear. Tiled surrounds and floor.

First floor Landing- Doors to principal rooms. Stairs continue to Principal Bedroom Suite. Window to side.

Bedroom 4- A generous double room with front aspect window.

Bedroom 3- A double bedroom with rear aspect window overlooking the rear garden. Fitted wardrobes with sliding mirrored doors.





Property and Outside...

Bathroom- A modern suite comprising of a bath and wash hand basin, simple white tiled walls and features a vaulted ceiling with roof window.

Cloakroom- Modern white wc and window to side.

Bedroom 1- Measuring a generous 23'11 x 16'9 the principal bedroom suite features a Juliet Balcony with double doors enjoying views over the garden and trees beyond.

EnSuite- Modern suite comprising of a designer freestanding bath, wc and wash hand basin set into a vanity unit, generously sized shower enclosure with glass screen. Modern tiled surrounds and floor. Roof window to rear.

Rear Garden- A more than generously sized garden which is mostly laid to lawn and features a paved patio adjacent to the Sitting Room. The garden is a genuine feature of the property boasting mature treelined boundaries and affording excellent privacy.

Garage- Integral garage offering potential to develop into the property, subject to the usual permissions.





Location...

Cranedown is a cul de sac comprising of detached homes on the outskirts of Lewes, and is within easy walking distance to the popular and desirable village of Kingston.

Lewes Mainline Railway Station is also within walking and cycling distance mostly along a designated cycle path and being under a mile away. Lewes railway station provides regular and direct services to London, Gatwick, Brighton and Eastbourne.

Cranedown boasts access to some wonderful scenic walks including the Priory Ruins. The area is served by excellent state schools along with well-respected private schools catering for all ages.

The High Street offers many individual shops, restaurants, Brewery's and riverside walks. Together with local outdoor swimming pool and The Depot Cinema.

Lewes benefits from many popular and well referred schools catering for all ages from nursery and primary through to secondary and tertiary college, with minibus services available for wider education in nearby Brighton.

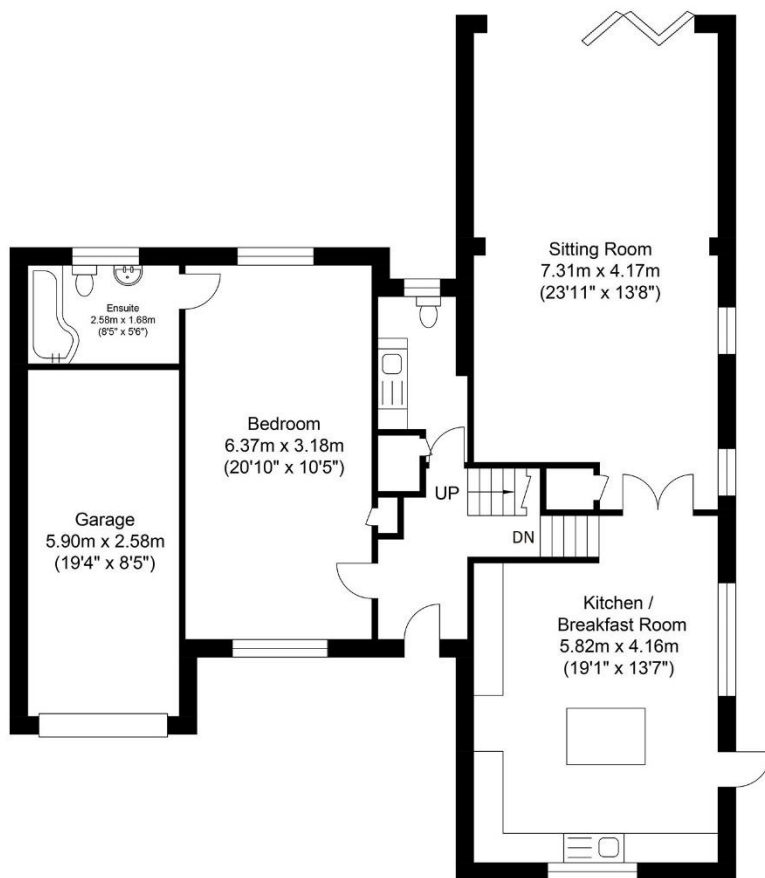


Tenure – Freehold

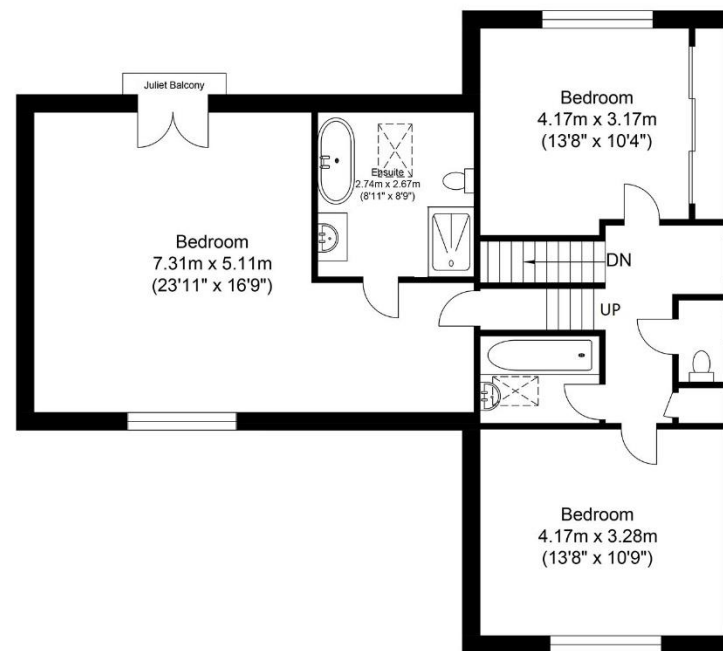
Gas central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – F



Ground Floor
Approximate Floor Area
1093.61 sq ft
(101.60 sq m)



First Floor
Approximate Floor Area
833.12 sq ft
(77.40 sq m)



Approximate Gross Internal Area (Including Garage) = 179.0 sq m / 1926.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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