



£400,000 offers in the region of
14 Barons Walk, Lewes, East Sussex, BN7 1EX

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Overview...

A superb example of an architecturally designed, 3 Bedroom home, situated in the private Barons Down area of Lewes, boasting a Southerly Facing Rear Garden, far reaching Views and a Garage en-bloc.

The Award-Winning Design cleverly focuses on Natural Light and Open Space, with many of the principal rooms having large double-glazed windows spanning the full width of each room.

Inside there is a generously sized Sitting Room with double doors leading to the Garden and a beech wood style Kitchen Dining Room which enjoys views to the front. There is an excellent array of fitted cupboards and a ground floor cloakroom.

Upstairs there are 3 well proportioned Bedrooms two with fitted wardrobes and the principal bedroom boasting wonderful far reaching views of the South Downs National park.

Outside the property benefits from a South Facing Garden and boasts the rare advantage of a Garage.

VIEWINGS RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Openings to principal rooms. An excellent array of fitted cupboards.

Cloakroom- White suite comprising of a wc and wash hand basin set into a vanity unit. Half tiled walls.

Sitting Room- A generously sized Sitting Room featuring an entire wall of windows and double doors with views and access onto the garden. Open plan staircase to the first floor.

Kitchen/Dining Room- Fitted kitchen in a beech wood style and complimented by timeless white tiled splashbacks. Stainless steel one and half bowl sink and space for kitchen appliances. The kitchen is open plan to the Dining Area which enjoys views over the front garden.

First Floor Landing- Open balustrade, fitted cupboard and additional linen cupboard.

Shower Room- A modern white suite comprising of a shower enclosure with sliding glass screen doors, wc and wash hand basin. Simple and clean white tiled surrounds, heated towel rail. Modern sky light.

Bedroom 1- A generously sized double bedroom measuring an impressive 14'3 x 12'2 and featuring an entire wall of windows enjoying enviable views over the South Downs and onto Ashcombe Windmill in the distance. The bedroom further benefits from fitted wardrobes.

Bedroom 2- A double room with pretty views over the well kept grounds. Fitted wardrobes.

Bedroom 3- A comfortable single bedroom with views to the front.





Outside...

Rear Garden- A well kept rear garden of a Southerly aspect making the most of the sun. The garden is mostly paved with a delightful pergola at the rear of the property offering speckled shade. There are further flower beds to the borders and gated access to the rear which leads onto Barons Down Road.

Garage- A single garage en-bloc and located diagonally in front of the property.



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



Location...

Bishops Walk is a pretty pathway away from passing traffic and forms part of the private Barons Downs Estate. The award-winning development boasts architectural features within the properties themselves and enjoys well-kept communal areas including exclusive use of a children's playground

Pathways meander past Warren Drive and onto Lewes Road from where a regular bus service provides access to Brighton and Lewes High Street. The Winterbourne area benefits from a popular convenience shop and almost immediate access to the South Downs National Park.

The High Street is a 16-minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

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.

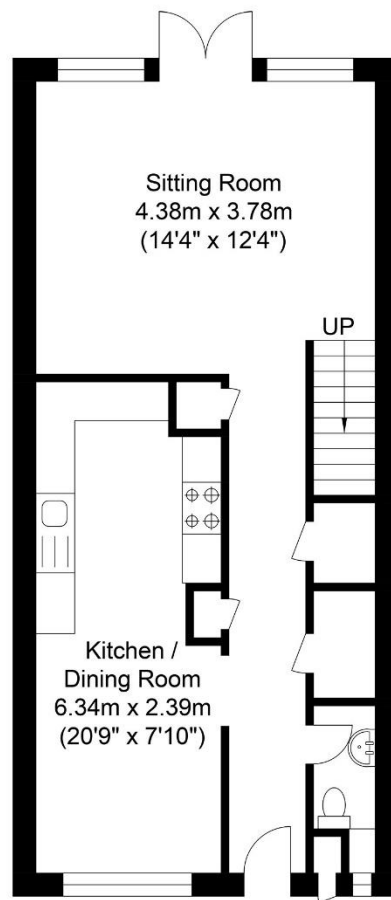
Tenure - Freehold

Residents Association Charge - TBC

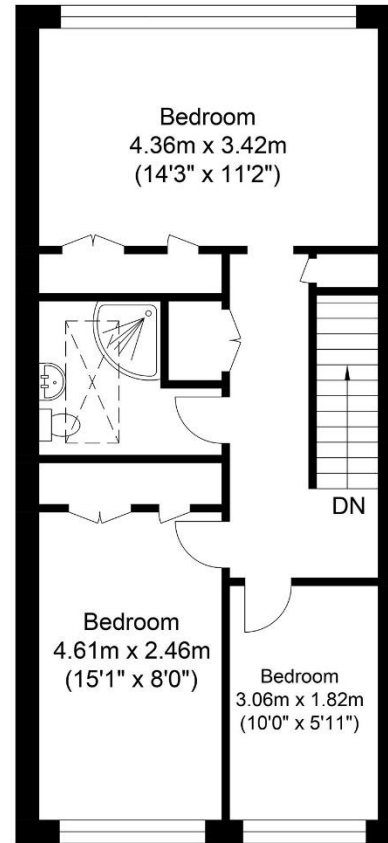
Electric Heating - Double Glazing.

EPC Rating - D

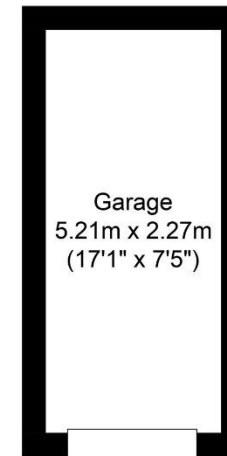
Council Tax Band - C



Ground Floor
Approximate Floor Area
503.32 sq ft
(46.76 sq m)



First Floor
Approximate Floor Area
503.32 sq ft
(46.76 sq m)



Garage
Approximate Floor Area
127.33 sq ft
(11.83 sq m)



Approximate Gross Internal Area (Excluding Garage) = 93.52 sq m / 1006.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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