



£450,000-£475,000 guide price
3 Berkeley Row, Lewes, East Sussex, BN7 1EU

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Overview...

A great opportunity to purchase a well presented and updated 3 Double Bedroom home in the popular and sought after Barons Down area of Lewes.

The property features an enviable Southerly Facing Garden, gorgeous Views and a Garage.

The property boasts a number of original features such as exposed floorboards and a fireplace now with wood burning stove, and a glass cube internal wall.

Downstairs is a generously sized 20ft Sitting Room, a Modern Kitchen with breakfast bar, a Conservatory with views over the garden and also a Ground Floor Cloakroom.

Upstairs the property features the rare advantage of accommodating 3 Double Bedrooms each with fitted wardrobes and all with pleasant views of the South Downs or communal green.

VIEWING RECOMMENDED



The property...

Entrance Hall- Stairs to first floor landing. Doors to principal rooms, fitted cupboard under stairs and further cupboard. Exposed floorboards.

Living/Dining Room- Measuring a generous 20'11 with views over the pretty green to the front. Feature glass cube wall to the rear. Exposed floorboards. Fireplace with wood burning stove inset. Double doors to;

Kitchen- Modern kitchen finished in a timeless white and complimented by wood look worksurfaces. The kitchen cleverly incorporates a breakfast bar into the design and enjoys views over the rear garden.

Conservatory- An improved and modernised conservatory now featuring an 'insulated conservatory roof'. The conservatory enjoys views over the garden and double doors open out to a decked terrace.

Ground Floor Cloakroom- Modern white suite comprising of a wc and wash hand basin. Window to the front.

First floor Landing- Simple white painted doors to principal rooms. Linen cupboard.

Bathroom- A modern bathroom suite comprising of a bath with shower over, wc and wash hand basin. Clean white tiled walls and window to the front.

Bedroom 1- A generous double bedroom with window to the rear and magnificent views reaching the South Downs National Park. Fitted wardrobe with double doors.

Bedroom 2- A double bedroom with elevated views to the rear with elevated views to the South Downs. Fitted cupboard.

Bedroom 3- Another comfortable double bedroom with fitted wardrobe and enjoying views over a pretty green to the front.





Property and Outside...

Rear Garden- A pretty garden of an enviable Southerly Aspect. The garden has been landscaped by the current owner and incorporates a number of features into the design. There is a decked terrace adjacent to the property providing a space to enjoy alfresco dining and entertaining. There is a bespoke built pergola created for hammocks and to give height and privacy to the garden, there are plentiful established flower beds are full of colourful plants and shrubs. Gated access to the rear.

Garage- A single garage with up and over door located en block diagonally opposite the front of the property.



Tenure - Freehold

Resident Association Charge - £100 per annum

Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - D



Location...

Berkeley Row is a pretty pathway away from passing traffic and forms part of the private Barons Downs Estate. The award-winning development boasts well-kept communal areas with pathways providing short cuts into the town centre and a newly renovated playground and recreational field.

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.

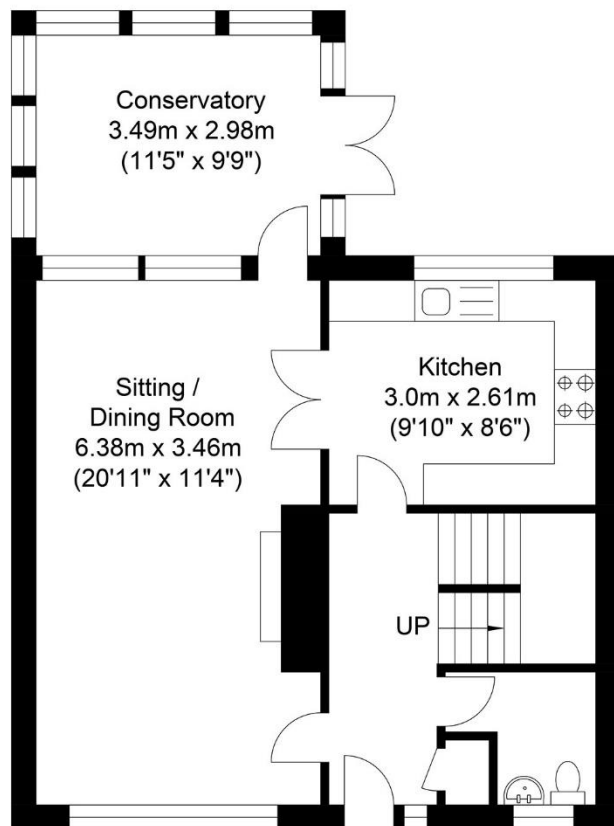
The High Street is a 15-minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

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.

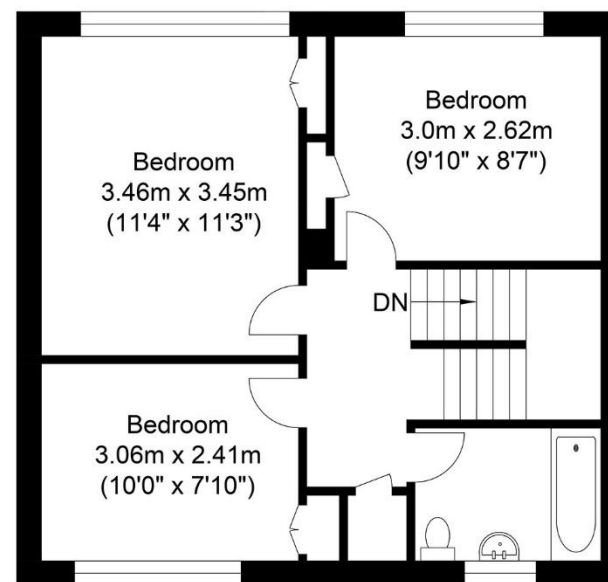
Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

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.





Ground Floor
Approximate Floor Area
555.84 sq ft
(51.64 sq m)



First Floor
Approximate Floor Area
447.02 sq ft
(41.53 sq m)

Approximate Gross Internal Area = 93.17 sq m / 1002.87 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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