



£490,000 offers in excess of
26 Cross Way, Lewes, East Sussex, BN7 1NE

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Overview...

A well presented 3 Bedroom home situated in a popular road in the Nevill area of Lewes.

The property boasts a generously sized rear garden which faces an enviable Westerly aspect and is home to a sizable Garden Studio which offers potential use as a Home Office, Workshop or creative Studio space.

Inside the property features a Sitting Room with woodburning stove, a modern fitted kitchen, an impressive 19ft Conservatory and a ground floor Cloakroom.

Upstairs there are 3 Bedrooms and a Modern Family Bathroom.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor, stripped wood door to-

Living Room- Measuring 15 ft x 12 ft and featuring a wood burning stove. The room has a window to the front with elevated views over the street and front garden.

Kitchen- Modern fitted kitchen finished in a timeless white complimented by granite look worksurfaces and modern metro tiled splashbacks. The kitchen comprises of a range of wall and base units featuring cupboards and drawers and incorporating a brick built fireplace into the design. Understairs storage cupboard, door to garden, door to wc and double doors to conservatory.

Conservatory- Measuring a generous 19'8 x 12'7 the conservatory offers superb additional reception space. The room enjoys dual aspect views and access via double doors over the garden. Roof window.

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

First floor Landing- Stripped wood panelled doors to principal rooms. Window to the side.

Bathroom- Modern white suite comprising of a bath with shower over and folding glass screen, wc and wash hand basin, all complimented by modern white metro tiled surrounds. The room further benefits from a window with front aspect.

Bedroom 1- A comfortable double bedroom with elevated views to the front.

Bedroom 2- A double bedroom with rear aspect window overlooking the rear garden.

Bedroom 2- A comfortable single bedroom with elevated views over the rear garden.





Outside...

Rear Garden- A more than generously sized westerly facing rear garden, open to the sun for most of the day and separated into three zones offering a comfortable paved patio seating area adjacent to the rear of the property which leads to 2 areas of lawn each flanked by established borders with mature plants and shrubs and young trees. The final area of garden is home to an enviable timber built summer house/workshop/studio.

Garden Studio / Workshop / Sumer House- Measuring a generous 15'5 x 9'6. The timber built outbuilding provides excellent storage or a desirable space to work or create.



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



Location...

Cross 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, a local recreation field and children's park. 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.

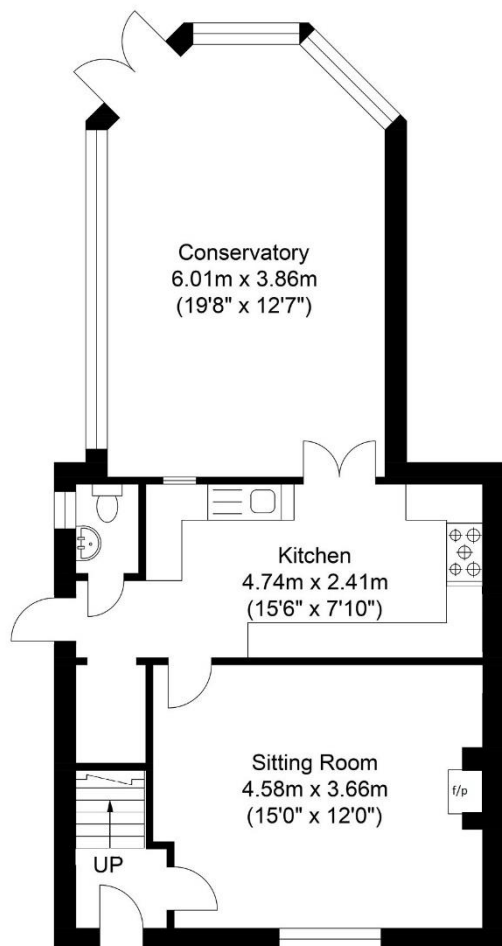


Tenure - Freehold

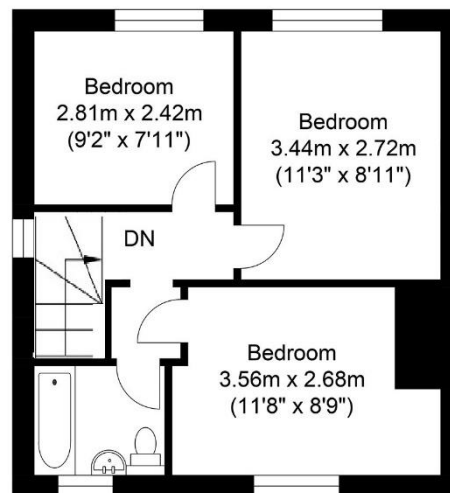
Gas central Heating - Double Glazing.

EPC Rating - D

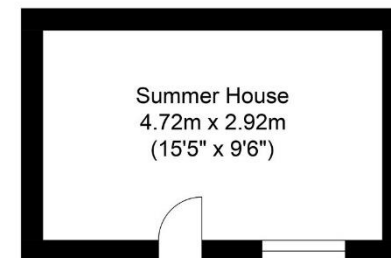
Council Tax Band - C



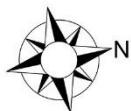
Ground Floor
Approximate Floor Area
604.93 sq ft
(56.20 sq m)



First Floor
Approximate Floor Area
375.66 sq ft
(34.90 sq m)



Outbuilding
Approximate Floor Area
148.32 sq ft
(13.78 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 91.10 sq m / 980.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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