



£500,000 - £525,000 guide price

45 Hereward Way, Lewes, East Sussex, BN7 2HW

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# Overview...

A generously proportioned 3 Bedroom Family Home located in the popular South Malling Area of Lewes.

The property is well presented and features a Modern fitted Kitchen and elevated views which reach Lewes Castle.

Outside there is a generously sized garden and subject to the necessary permissions and consents we feel the property offers potential to further extend or create a loft conversion, as others have done so in the road.

Inside there is a generously sized Sitting Room with open fire and castle views, a Dining Room and recently fitted Kitchen finished in a modern grey.

Upstairs there is a bathroom with separate cloakroom and 3 Bedrooms, which are presented as 2 Double Bedrooms and a generously sized third Bedroom, two of which enjoy views of Lewes Castle.

VIEWINGS RECOMMENDED





# The property...

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**Entrance Porch-** Double doors open to the entrance porch and front door opens to;

**Entrance Hall-** A welcoming entrance hall with stairs to first floor, understairs storage cupboards, window to the side and door to Sitting Room and opening to;

**Kitchen-** Modern fitted kitchen finished in a popular grey and complimented by contrasting white coloured worksurfaces. The dual aspect kitchen is light and bright and features plenty of cupboards and drawers and integral appliances. Door to garden.

**Sitting Room-** A generously sized sitting room with elevated views which extend over rooftops and onto Lewes Castle. The reception room features a stone built fireplace with open fire and a large opening leads to;

**Dining Room-** Sliding patio doors open to the garden.

**First floor Landing-** Picture window to the side with far reaching views along Hereward Way. Doors to principal rooms.

**Bathroom-** suite comprising of a bath with shower over and glass screen door. Wash hand basin set into a vanity unit. Tiled walls and window to the rear. Linen cupboard

**Separate WC-** Suite comprising of wc and window to the side.

**Bedroom 1-** A generously sized double bedroom with front aspect window with elevated views over the townscape and Lewes Castle.

**Bedroom 2-** A further generously sized double bedroom with rear aspect with elevated views over the garden.

**Bedroom 3-** A generously sized single bedroom with elevated views over the townscape and Lewes Castle.







## Outside...

**Front Garden** - Steps lead up to the front door. Otherwise terraced and laid to lawn.

**Rear Garden**- A good size rear garden backing onto school grounds. The garden features a paved patio adjacent to the property providing a shaded area in the summer months. The garden is otherwise laid to lawn and enclosed by fenced boundaries. There is a useful brick built shed with power. Gated access down the side of the property.

**Further Potential**- Subject to the necessary permissions and consents we feel the property offers potential to extend and/or complete a loft conversion which could provide a further bedroom and bathroom if desired. We also feel there is further potential to landscape the front garden to create off street parking if wished, again subject to the necessary permissions and consents.







## Location...

**Hereward Way** is located in the popular South Malling area of Lewes and benefits from a large recreation field and children's playground located at the end of the road.

The High Street is surprisingly close by at just a 16 minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes High Street is full of charm and character and boasts a great selection of shops, restaurants, coffee shops, public houses and The Depot Cinema.

Lewes further benefits from a mainline Railway Station offering direct services to London, Gatwick, Brighton and the coast.

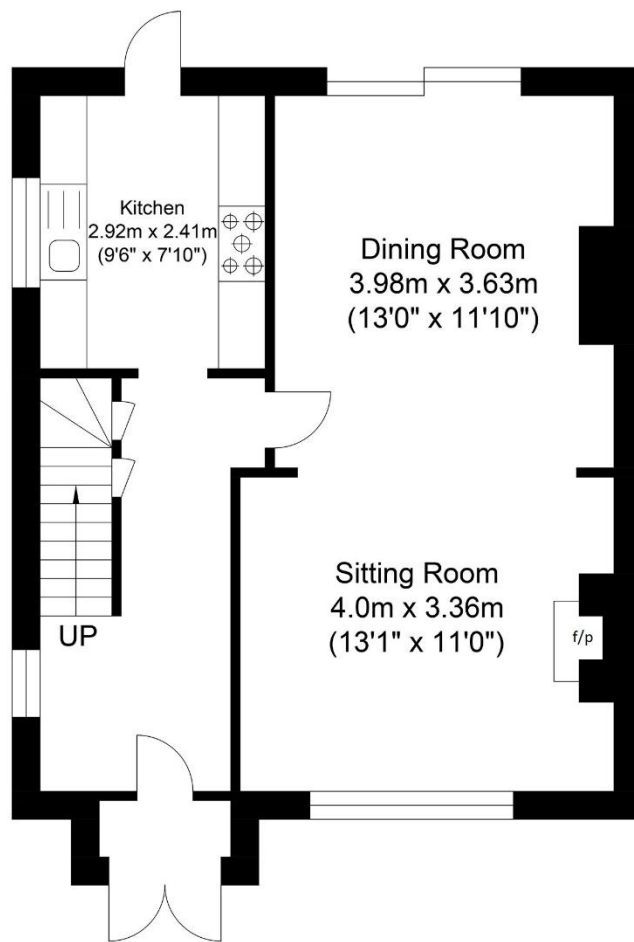
Tenure - Freehold

Gas central Heating - Double Glazing.

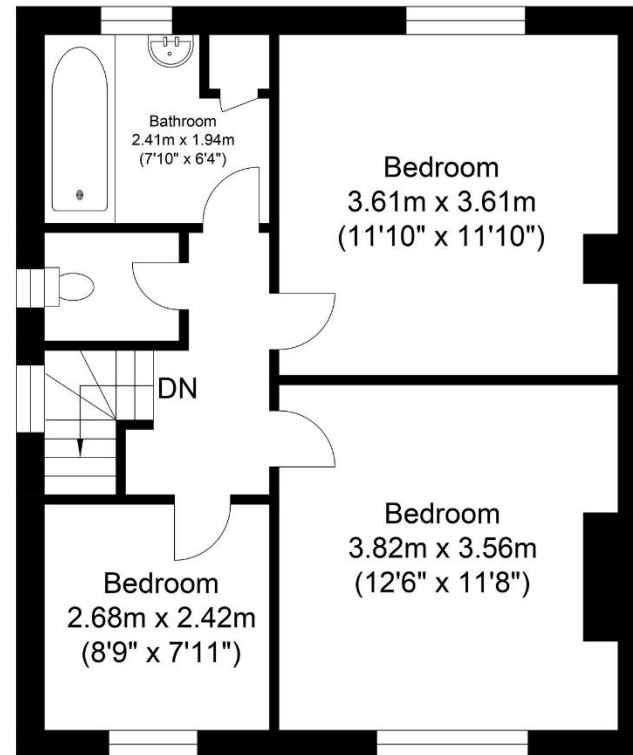
EPC Rating - D

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
502.35 sq ft  
(46.67 sq m)



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

Approximate Gross Internal Area = 92.35 sq m / 994.04 sq ft

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

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