



£650,000-£675,000 guide price

79 Highdown Road, Lewes, East Sussex, BN7 1QF

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# Overview...

A great example of an extend 3 Bedroom, 2 Bathroom, home backing onto allotments and the South Downs National Park.

The home benefits from Solar PV and retains character features such as panelled doors and picture rails, bay windows and fireplace, now with wood burning stove.

The property has been extended to provide a larger kitchen, and the loft conversion provides a new master bedroom with ensuite shower room and stunning views to the front, which incredibly reach the coast at Newhaven and of the South Downs to the rear.

The accommodation briefly comprises of a Sitting Room with bay window and wood burning stove, Dining Room with stunning views, and Kitchen Breakfast Room to the ground floor. Upstairs over two floors there is a Family Bathroom with bath and separate shower enclosure, and 3 Bedrooms, each with glorious Views and the principal bedroom having a Modern EnSuite Shower Room.

Outside the extensive garden has been landscaped to incorporate a Pond, Decked Terrace and Garden Studio and there is a useful Driveway to the front.





# The property...

## ACCOMMODATION

**Entrance Hall-** Front door, stairs to first floor, wood floor, door to;

**Sitting Room-** A through Sitting Room and Dining Room benefiting from dual aspect light and views. The room features many character features including original wood panelled door and picture rail. The room further features wood floors, a bay window to the front and a fireplace with tiled surround and wood burning stove inset. Full width opening to;

**Dining Room-** Wood floors and picture rail continue with double doors which open to a decked terrace and boast wonderful far reaching views of the South Downs National Park. Door to;

**Kitchen Breakfast Room-** Fitted kitchen finished in a beech wood design and comprising of a cupboards and drawers. The triple aspect room enjoys far reaching views of the garden and South Downs beyond. Wood floors, roof window and sliding patio doors with access to the garden. Understairs storage cupboard.

**First floor Landing-** Window to the side, stairs with wooden hand rail and balustrade continue to second floor. Doors to principal rooms.

**Bathroom-** A generous size bathroom, with suite comprising of bath, separate shower enclosure with glass doors, wc and wash hand basin. Half tiled walls and frosted double glazed window to the rear.

**Bedroom 2-** A comfortable double bedroom with fitted wardrobe and gorgeous views overlooking the South Downs National Park. Picture rail.

**Bedroom 3-** Featuring exposed floorboards, picture rail and far reaching views over the Lewes townscape and even the coast at Newhaven.







## Property and Outside...

**Second Floor-** Door to bedroom 1.

**Bedroom 1-** A dual aspect bedroom with stunning elevated views which extend over the Lewes townscape to the front and even provides distant sea views and gorgeous views to the rear of the South Downs. Eaves storage cupboard and door to;

**EnSuite-** Modern shower room with suite comprising of a wc and wash hand basin and a shower enclosure. Mosaic tiled surrounds.

### OUTSIDE

**Rear Garden-** A fantastic rear garden of a generous size and backing directly onto Allotments and the South Downs National Park. The garden features a decked terrace adjacent to the property which makes the most of the elevated views over the garden and South Downs. The garden is other wise laid to lawn to mature plants and shrubs and features a pond and also a green house and **Garden Studio**. The studio offers potential for use as a home office and features power points and light and views over the garden.

**Driveway** - Brick laid driveway providing off street parking to the front.







## Location...

**Highdown Road**, 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 regular services to the town centre, a local recreation field and children's park. A church hall and St Marys Social Club are both within striking distance and can be hired for events. The area further benefits from excellent scenic walks across the South Downs National Park.

**The High Street** offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes boasts a Mainline Railway Station offering direct trains to London Victoria, Gatwick, Brighton, and Eastbourne.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance of the High Street.

Lewes prides itself with its array of sports including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

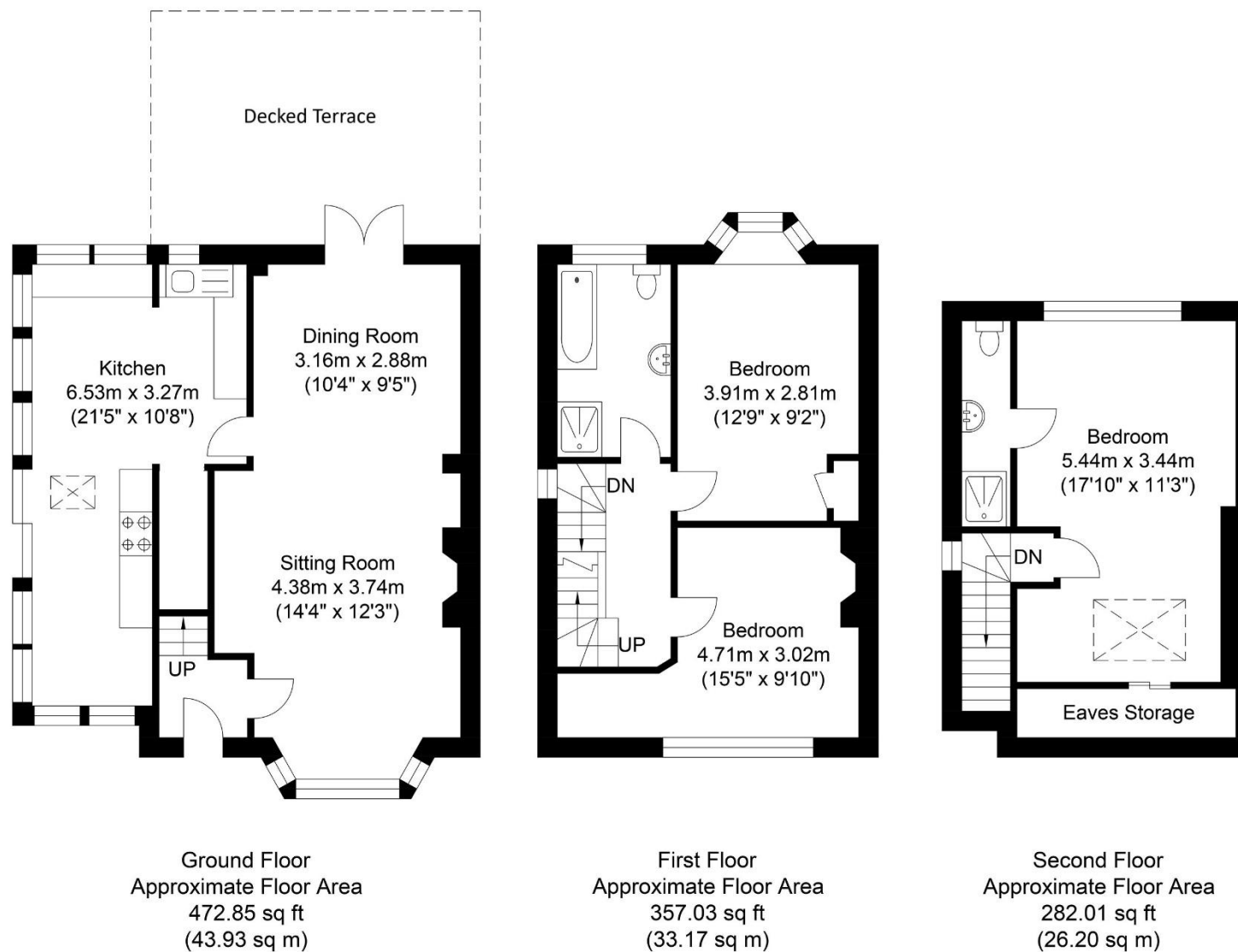
Tenure - Freehold

Solar PV generating electricity - Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - D





Approximate Gross Internal Area = 103.30 sq m / 1111.91 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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