



£950,000 guide price

1 Hawkenbury Way, Lewes, East Sussex, BN7 1LT

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Overview...

A superb modern family home situated in an elevated position in the popular and desirable Nevill area of Lewes.

The 4 Bedroom Detached property boasts some wonderful views which extend over the Lewes townscape and onto the South Downs beyond.

The property is within just a few steps to an entrance to the South Downs National Park and features a gorgeous sunny garden.

Inside we find a Sitting Room with woodburning stove and parquet floor and an enviable 21ft Open Plan Living, Kitchen Dining Room with modern fitted kitchen and views over the gardens. There is a useful Utility Room and also a Ground Floor Cloakroom.

Upstairs there is a Modern Family Bathroom and 4 Bedrooms, the principal of which features triple aspect views and potential for an EnSuite if desired.

VIEWINGS ARE HIGHLY RECOMMENDED



The property...

Entrance Hall- An inviting Entrance Hall with views over the front garden. Stairs with painted handrail and balustrade leading to the first floor. Understairs storage cupboard. Doors to principal rooms.

Sitting Room- A generously sized Sitting Room with gorgeous parquet floor. The triple aspect reception makes the most of the sunlight and features a fireplace with timber mantel and surround with wood burning stove inset.

Open Plan Living, Kitchen, Dining Room- Measuring an impressive 21'8 x 19 the triple aspect open plan space offers clear dining, kitchen and reception spaces whilst offering a desirable space for modern living.

Kitchen- Modern fitted kitchen finished in a soft grey and complimented by modern slim profile worksurfaces. The dual aspect kitchen offers an excellent array of cupboards and drawers and enjoys views over the rear garden. Door to Utility Room.

Dining Room- Enjoying views over the front garden and featuring an entire wall of bespoke built cabinetry providing an excellent choice of cupboards and shelves.

Family Room- A welcomed addition reception space which flows seamlessly into the Dining Room and also Kitchen area. Double doors and almost floor to ceiling windows which provide views and access to the rear garden.

Utility Room- Fitted cupboard and space for appliances with wooden worksurface over. Window to the side and stable door to the front. Door to;

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

First Floor Landing- Window to the front. Linen cupboard. Painted panelled doors to principal rooms.





Property...

Bedroom 1- Measuring an impressive 24ft the triple aspect bedroom enjoys elevated views over the townscape and South Downs. We feel the bedroom offers easy potential to incorporate an EnSuite if desired.

Bedroom 2- A generous dual aspect double bedroom with fitted wardrobes with modern sliding doors.

Bedroom 3- Another double bedroom with elevated views over the rear garden.

Bedroom 4- A more than comfortable bedroom with elevated views over the rear garden.

Bathroom - Modern suite comprising of a bath with shower over and fixed glass screen. Wc and wash hand basin set into a vanity unit. Modern white tiled walls complimented by a contrasting slate grey tiled floor. Window to the front. Heated towel rail.

Title- Freehold

Double Glazing - Gas Central Heating

EPC Rating- TBC

Council Tax Band- E





Outside and Location...

Front Garden- A perfectly usable front garden landscaped to incorporate a cleverly disguised drive which offers a dual purpose as a patio if preferred. The garden is otherwise laid to lawn with well stocked flowerbeds with a colourful selection of plants and shrubs. The garden is private thanks to a hedged and fenced boundary and mature trees. a garden path with gate leads to the street and front door. Whilst of an Easterly aspect the front garden enjoys uninterrupted sun from the South.

Rear Garden- Of a desirable Westerly aspect the Landscaped with a paved patio and decked terrace leading to a pond with waterfall feature. Timber built summer house and gated access to the side.

Driveway- Approached via timber double gates the brick paved drive provides off street parking for numerous vehicles.

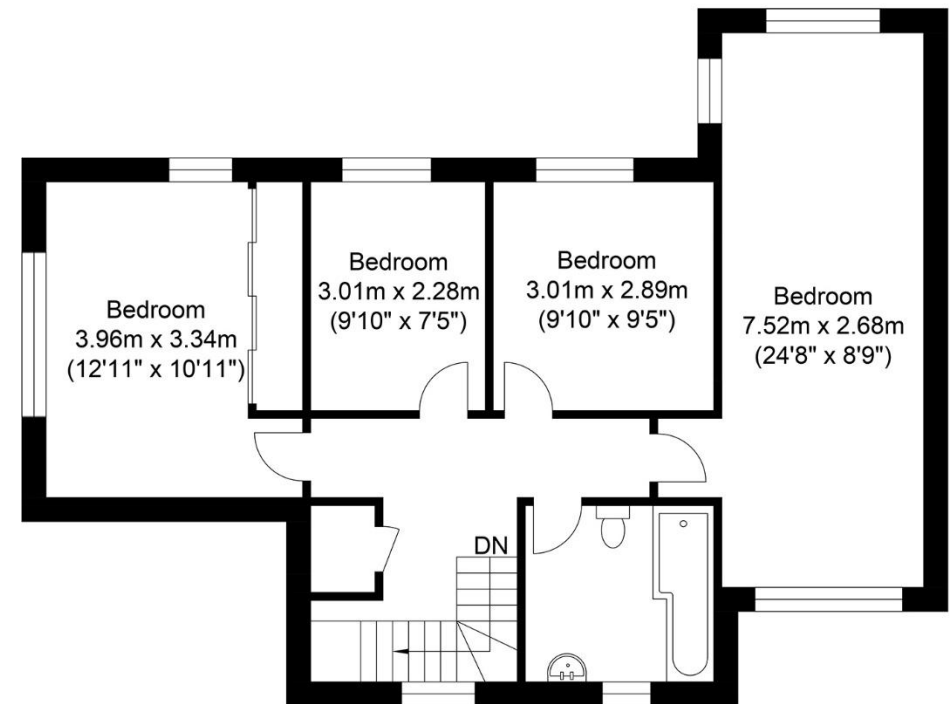
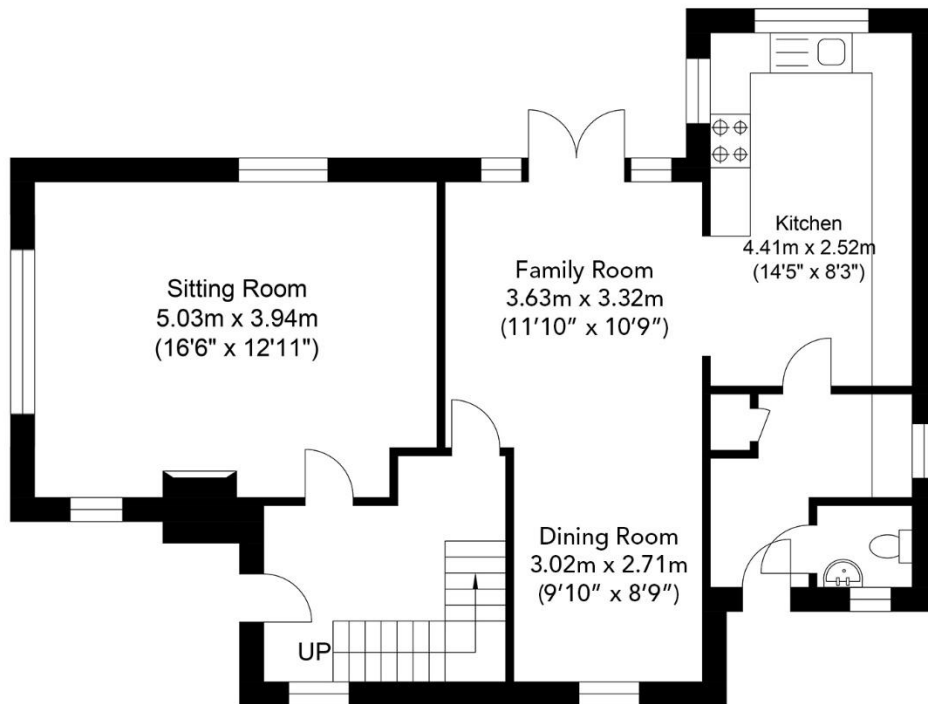
Hawkenbury Way is a seldom used cul de sac located towards the top of the sought after Nevill area of Lewes. The road offers immediate access to the South Downs and a useful short cut for pedestrians travelling into the town centre.

The area benefits from a convenience shop, a local bus service providing services to the town centre, a recreation field and children's park can be found at the end of the adjoining road. A church 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 also offers a Mainline Railway Station with direct services to London, Brighton and Gatwick





Ground Floor
Approximate Floor Area
682.75 sq ft
(63.43 sq m)

First Floor
Approximate Floor Area
671.77 sq ft
(62.41 sq m)

Approximate Gross Internal Area = 125.84 sq m / 1354.53 sq ft

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

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