



£550,000 guide price

30 East Way, Lewes, East Sussex, BN7 1NG

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# Overview...

A beautifully presented 2 Double Bedroom home which has the enviable benefit of backing directly on to and having access to the South Downs National Park.

The semi-detached home boasts character features such as exposed floorboards, picture rails, panelled doors and an open fireplace in the Sitting Room.

Outside the property benefits from a gorgeous garden of a Westerly aspect. The garden is both mature and established and has been cleverly created to provide areas within the garden suitable for alfresco dining and entertaining and to simply enjoy the garden.

The property itself is noticeable light and bright and offers a Sitting Room with open fireplace and bay window, a Kitchen Dining Room and a Conservatory with delightful views of the garden. Upstairs there are views of the South Downs, 2 Double Bedrooms and a gorgeous Bathroom complete with rolltop bath.

VIEWING RECOMMENDED





# The property...

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## ACCOMMODATION

**Entrance Hall-** Front door, exposed floorboards, stairs to first floor, doors to principal rooms.

**Sitting Room-** Boasting many character features, such a feature fireplace, exposed floorboards, and panelled door. The room benefits from a bay window with elevated views over the front garden.

**Kitchen/Dining Room-** Fitted kitchen finished in a timeless cream colour and complemented by wood style worksurfaces and tiled splashbacks. The kitchen offers an excellent selection of cupboards and drawers. Exposed floorboards. Window and door opening to Conservatory.

**Conservatory-** A full width conservatory making the most of the views of the pretty rear garden. The conservatory benefits from a roof window and double doors which open to the garden. door to useful cupboard.

**First Floor Landing-** Painted panelled doors to principal rooms.

**Bedroom 1-** A generous double bedroom with window to the front and obscure views to the South Downs. Picture rail and panelled door opens to;

**Walk-In-Cupboard-** Side aspect window.

**Bedroom 2-** A comfortable double bedroom with elevated views over the rear garden and South Downs National Park.

**Bathroom-** A beautiful bathroom comprising of a roll top, claw footed bath with shower over, wc and wash hand basin. The bathroom features half tongue and groove walls finished a French blue colour. Window to the rear overlooking the rear garden.







## Outside...

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**Driveway-** Providing Off Street Parking for one vehicle on an area of tarmac and additional space on an area of gravel.

**Rear Garden-** A beautiful west facing rear garden, stocked with an array of specimen plants and trees. Examples include a Mulberry tree, Walnut tree and various others. This stunning garden is divided into separate areas for al fresco dining, relaxing and enjoying the gardens with gated rear access opening directly into the South Downs National Park.

**Timber Shed/Workshop-** Measuring an impressive 16'5 x 6'8. And located in the rear garden at the top of the driveway. Double doors to the front, lighting and power supply. Whilst currently used for storage we feel the Workshop does offer potential for further development, perhaps for use as a Home Office.







## Location...

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**East Way**, is a popular road in the sought after Nevill area of Lewes. Located at the very top of the development. This property provides Direct Access to the South Downs National Park offering scenic walks and some magnificent panoramic Views. The Nevill development benefits from a convenience shop, 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 easy walking distance and can be hired for events.

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

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

The historic market town further benefits from an excellent of Schools, catering for all ages from Nursery, many well referred Primary Schools, The Priory Secondary School and also South Downs Tertiary College. Lewes also offers schooling at Lewes Old Grammar.

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

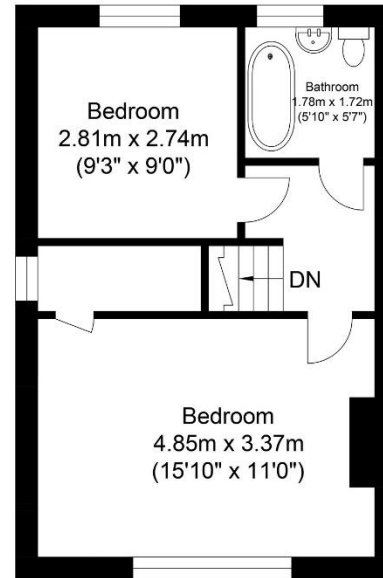
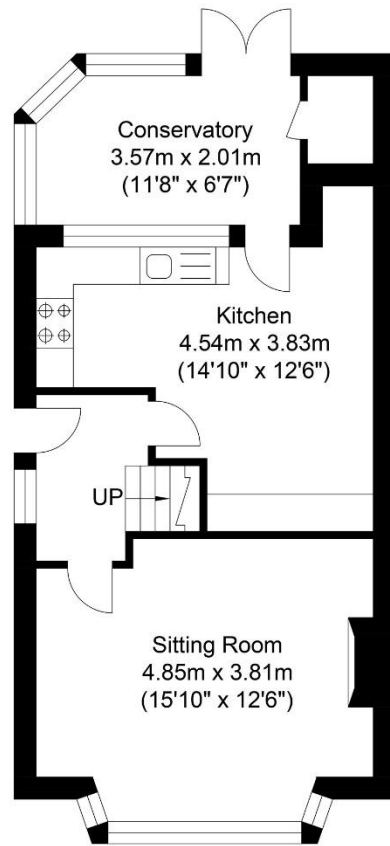
Tenure - Freehold

Gas central Heating with Modern Boiler -  
Double Glazing.

EPC Rating - D

Council Tax Band - C





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

First Floor  
Approximate Floor Area  
348.96 sq ft  
(32.42 sq m)

Outbuilding  
Approximate Floor Area  
110.0 sq ft  
(10.22 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 78.10 sq m / 840.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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