



£550,000 offers over

17 Caburn Crescent, Lewes, East Sussex, BN7 1NR

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Overview...

A great opportunity to purchase this super three bedroom, two reception room semi detached family home with driveway parking, garage/workshop and potential to extend stp.

Situated in a sought after location on the desirable Nevill estate, this great home boasts bright and spacious accommodation with front aspect sitting room and full width kitchen/dining room opening onto the rear garden. On the first floor is a generous landing with three good size bedrooms and a modern refitted bathroom.

Outside, the property sits on a good size plot with a lovely mature rear garden and off road parking to the front for two cars plus a driveway to the detached garage/workshop which offers the opportunity to extend stp.

Presented in excellent order throughout, this lovely home is offered with no onward chain and benefits from gas fired central heating and double glazed windows.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE HALL- Upvc double glazed front door, stairs to first floor with cupboard under, side aspect double glazed window, laminated flooring.

SITTING ROOM- A bright, freshly decorated room with front aspect double glazed bay window, chimney breast housing open fireplace with slate hearth.

KITCHEN- Fitted with a comprehensive range of contemporary wall and base cupboards and solid timber worktops, peninsular with inset composite sink and adjacent stainless steel pillar tap, 4 ring ceramic hob with oven below and cooker hood over, tiled splash areas, integrated dishwasher and space for under counter fridge, larder cupboard, laminated flooring, side and rear aspect double glazed windows and matching door opening onto the rear garden.

DINING AREA- Rear aspect double glazed windows and matching double doors opening onto the rear garden, built-in cupboard with glass fronted display cupboard, laminated flooring.

FIRST FLOOR LANDING- Side aspect double glazed window, hatch to loft space.

BEDROOM- A lovely bright double room with front aspect double glazed bay window,

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden.

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Property and Outside...

BATHROOM- Refitted with a contemporary white suite comprising a panel enclosed bath with shower over, tiled surround, shower curtain and rail, wash hand basin with chromed mixer tap, low level W.C., double glazed window.

OUTSIDE

FRONT GARDEN- Off road and driveway parking for 2-3 cars flanked by flower borders, driveway to side of property offering further parking or potential to extend stp.

GARAGE/WORKSHOP- Brick construction with up and over door, power and light, **Cloakroom/W.C.** with space for washing machine. Further storage area.

REAR GARDEN- A lovely mature garden with areas of lawn and patio adjacent to the rear of the property. Feature pond beneath a mature fir tree, Fence enclosed with side access.

NB- This property has an area to the side of the property offering potential for extension stp.





Location...

Caburn Crescent is a popular road in the sought after Nevill area of Lewes. The Nevill development benefits from a local convenience shop, a local bus service providing services to the town centre and a recreation field and children's park. The area also boasts excellent scenic walks across the South Downs National Park with access to the South Downs found just a 1-minute walk away (source Google Maps)

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Historic Lewes town centre boasts an array of shops, restaurants, cafes and public houses, along with The Depot Cinema, leisure centre and Mainline Railway Station with direct services to London, Brighton and Eastbourne.

Tenure - Freehold

Gas central Heating

Double Glazing.

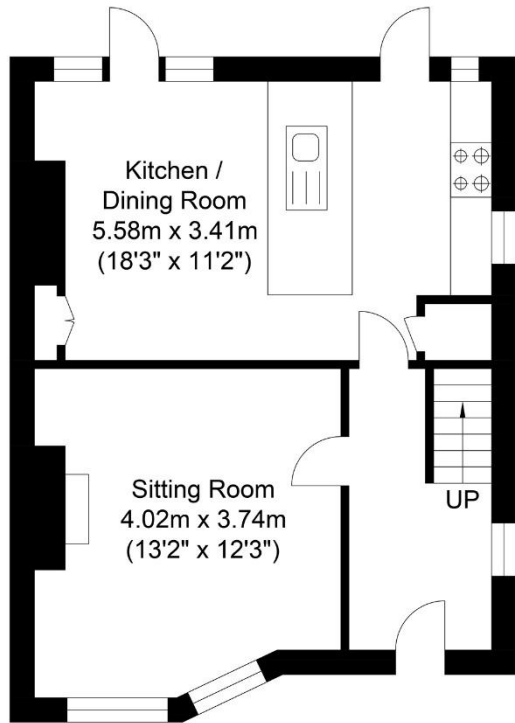
EPC Rating - C

Council Tax Band - D

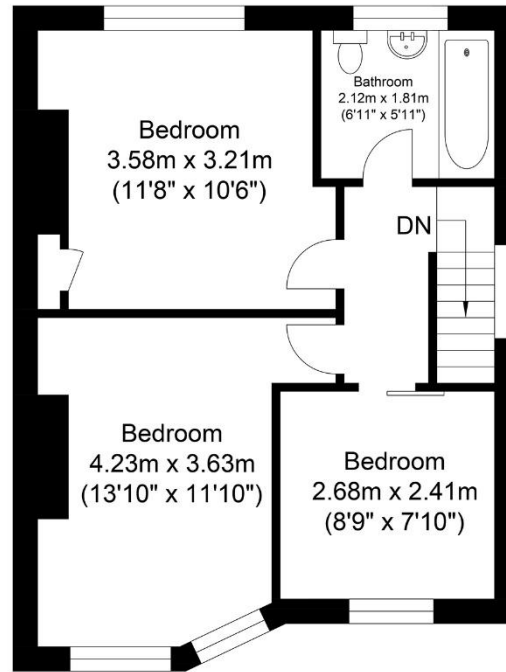
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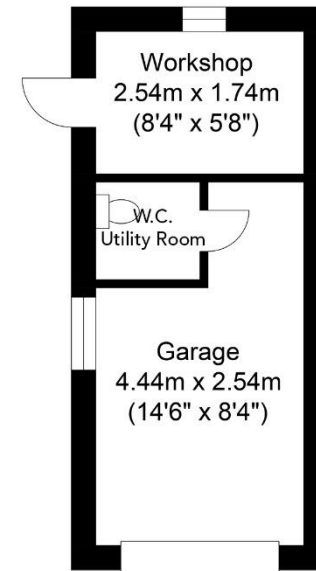
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
432.06 sq ft
(40.14 sq m)



First Floor
Approximate Floor Area
432.06 sq ft
(40.14 sq m)



Outbuilding
Approximate Floor Area
171.68 sq ft
(15.95 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 80.28 sq m / 864.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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