



£625,000-£650,000 guide price

52 South Way, Lewes, East Sussex, BN7 1LY

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Overview...

We are pleased to market for sale this 3 Bedroom, 1930's semi-detached home, situated in the popular Nevill area of Lewes.

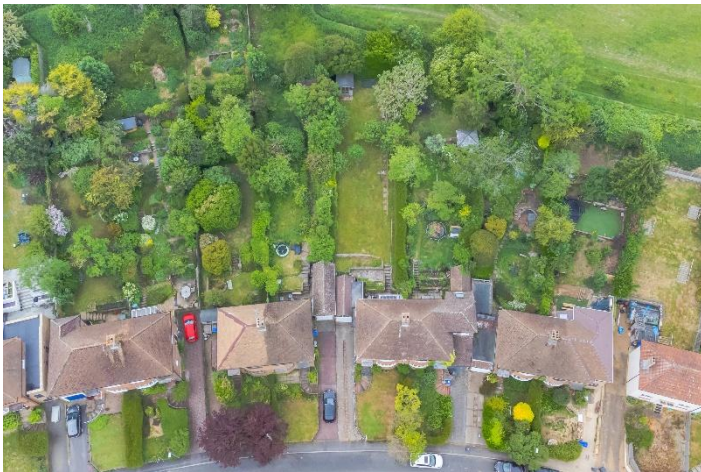
The property benefits from the sought after feature of backing directly onto the South Downs National Park and enjoys views which extend over the historic townscape and reach the Ashdown Forest in the far distance.

Boasting a more than generously sized rear garden of a desirable Westerly aspect, the property would now benefit from some updating and subject to the necessary permissions and consents we feel offers enormous potential to extend as neighbouring properties have already done so.

The accommodation presently comprises of 3 Bedrooms and a Wet Room style of Bathroom, a Through Sitting Room/Dining Room and a Kitchen.

Outside there is a Driveway, Garage and an Outbuilding housing a Utility Room with Cloakroom.

VIEWING RECOMMENDED



The property...

Entrance Hall- Front door, stairs to first floor, doors to principal rooms, picture rail and window to the side.

Kitchen- Fitted kitchen finished in a beech wood style and comprising of a range of cupboards and drawers. Space for appliances. Window with views over the rear garden and also to the side, door leading outside.

Through Sitting Room / Dining Room-

Sitting Room- Featuring a bay window to the front with elevated views over the street. Fireplace with living flame gas fire. Picture rail and fitted shelves to chimney recess, full width opening to;

Dining Room- Picture rail and fitted cupboards and shelves into chimney recess. Door with windows either side opening to;

Conservatory- A dual aspect conservatory enjoying views over the garden, door to garden.

First floor Landing- Wooden handrail and balustrade over stairs, picture rail, doors to principal rooms. Window to the side.

Wet Room - Recently re-modelled to be an accessible wet room style of bathroom with low level shower screen, wc and wash hand basin. tiled surrounds and window to the rear.

Bedroom 1 - A generous double bedroom with elevated views to the front which extend to the South Downs and Ashdown Forest in the far distance.

Bedroom 2 - Another generous double bedroom with views overlooking the rear garden. Wardrobe with sliding doors.

Bedroom 3 - A comfortable bedroom with fitted wardrobe and views over the rear garden.





Outside...

Rear Garden- A more than generous size and of a desirable Westerly aspect. The garden has the sought after benefit of backing directly onto South Downs National Park offering wonderful scenic walks with impressive far reaching views. The garden is mostly laid to lawn with a small selection of trees and a paved patio adjacent to the conservatory. Enclosed by hedged boundaries.

Driveway- Providing off street parking in front of the garage.

Garage- Garage door to the front, pedestrian door to the side, window to the rear.

Outbuilding housing Utility Room with Ground Floor Cloakroom- A covered passageway leads from the kitchen door to the Utility Room and a gate leads to the Garden. The Utility Room features a sink with space for appliances below, and also a WC. Window to the side.





Location...

South Way is a popular road situated in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, and a local recreation field and children's park can be found just a moments walk away at the end of the 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, East Sussex College, and Lewes Old Grammar School.

Lewes is the county 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.

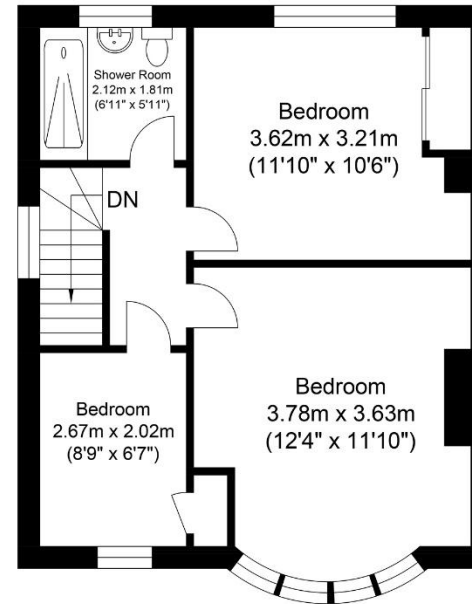
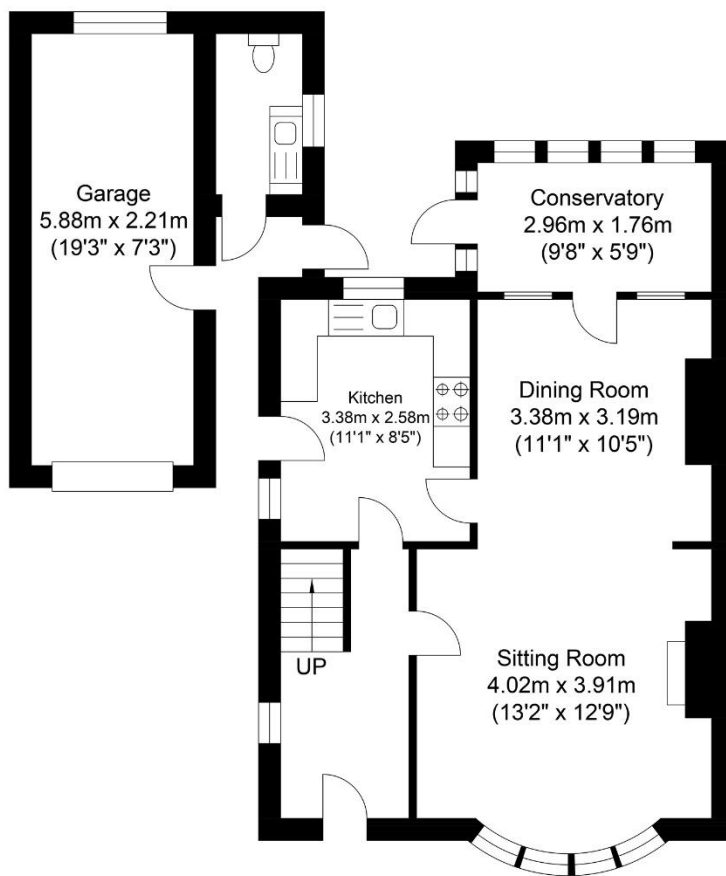
Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - TBC

Council Tax Band - D



Ground Floor
Approximate Floor Area
519.35 sq ft
(48.25 sq m)

First Floor
Approximate Floor Area
455.52 sq ft
(42.32 sq m)

Approximate Gross Internal Area (Excluding Garage) = 90.57 sq m / 974.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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