



£450,000 - £475,000 guide price

4 Monks Lane, Lewes, East Sussex, BN7 1LW

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Overview...

A rarely available 2 Double Bedroom Bungalow in the sought after Cluny Street development in the historic Southover area of Lewes.

The Bungalow is well presented throughout and boasts a pleasant sunny garden and the benefit of a Garage with direct access to the garden of the property.

The dual aspect Sitting Room / Dining Room benefits from an additional window flooding the reception room with natural light from the South and the West. The kitchen enjoys views over the garden, there is a Modern Shower Room and both Double Bedrooms feature fitted wardrobes.

The property is surprisingly close to the High Street with a pretty walk through the exceptional Grange Gardens taking just 11 minutes (source Google Maps).

Viewings Highly Recommended.



The property...

ENTRANCE PORCH- An open, but covered porch Front door, and porch light.

SITTING ROOM / DINING ROOM- Measuring a generous 17'9 and boasting dual aspect light with views to the front and to the side. Wall mounted lights and ceiling coving, fireplace with electric fire inset. Doors to Internal Hall and;

KITCHEN - Finished in an oak wood design and comprising of an excellent choice of cupboards and drawers complete with kitchen appliances and tiled splashbacks. Views and glazed door providing access to the pretty garden.

INTERNAL HALL- White painted panelled doors to principal rooms.

BEDROOM 1- A comfortable double bedroom with fitted bedroom furniture including wardrobe and chest of drawers. The bedroom enjoys views over the pleasant rear garden.

BEDROOM 2- A fair size double bedroom with fitted wardrobe and views to the front.

SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with glass screen door and tiled surrounds, wc and wash hand basin set into a vanity unit. Heated towel rail





Property and Outside...

FRONT GARDEN- Enclosed by picket fencing, path to front door, otherwise laid to shingle.

REAR GARDEN- A deceptively generous garden which boasts direct sun light from the East and South. The garden feels particularly private being surrounded by mostly bungalows and features a paved terrace created from Indian Sandstone. A pathway leads to the garage and the garden is otherwise laid to shingle. Gated access to the side.

GARAGE- Located to the side of the property and benefitting from a modern garage door and a pedestrian door which opens directly into the rear garden.





Location...

Monks Lane is a short, well lit and wide open pathway accessible from Cluny Street, which is a non-through road typically comprising of 3 and 4 bedroom homes in the popular and desirable Southover Area of Lewes. There is a pretty communal green which is well kept and features a selection of native trees. bricklaid pathways meander to provide shortcuts to Southover High Street and the town centre. At the entrance to the road we find the Priory Ruins, an ancient monument with pleasant walks away from the hustle and bustle of the town centre. Grange Gardens and access to the South Downs National Park are also within striking distance of the property.

The High Street is an 11 minute walk away (source Google Maps) with the Mainline Railway Station even closer which offers regular direct services to Brighton, London, Eastbourne and Gatwick.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of sports clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.



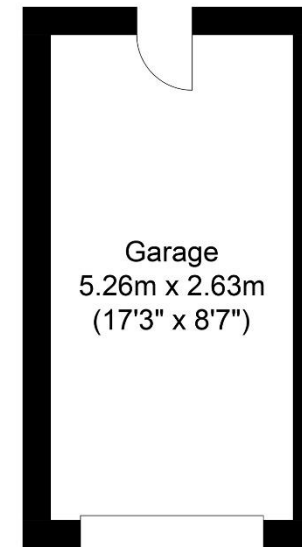
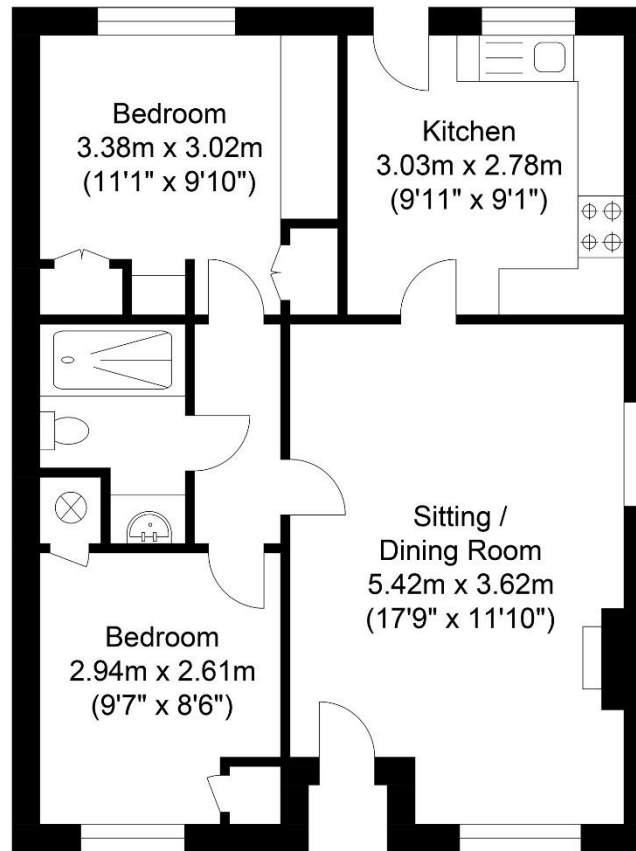
Tenure - Freehold

Gas central Heating - Double Glazing

Residents Association Charge - apx £188.12 per 6 months.

EPC Rating - TBC

Council Tax Band - D



Ground Floor
Approximate Floor Area
571.24 sq ft
(53.07 sq m)

Garage
Approximate Floor Area
148.86 sq ft
(13.83 sq m)

Approximate Gross Internal Area (Excluding Garage) = 53.07 sq m / 571.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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