



Cluny Street, Lewes, East Sussex, BN7 1LN
Asking Price £719,950

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A very well presented four-bedroom terraced house located on the popular Southover Manor Development with the benefit of a double garage.

The Property

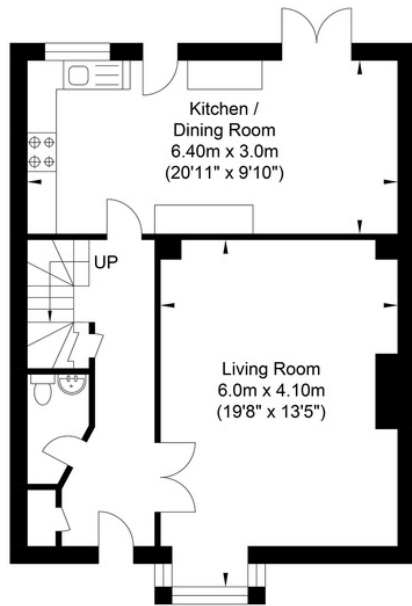
The property has been improved by the current owners and now benefits from four bedrooms - one with a re-fitted en-suite shower room and two with views across the countryside to the rear. The loft is part boarded and there are deep storage cupboards through the property. On the ground floor is a lounge with fitted electric fire and windows to the front overlooking an area of green. The kitchen/dining room has been re-fitted and has doors to the garden and there are integrated appliances including a double oven, gas hob and NEFF dishwasher. There is also a downstairs cloakroom and recently fitted blinds to the front and engineered oak floor to the ground floor and stairs.

The Location

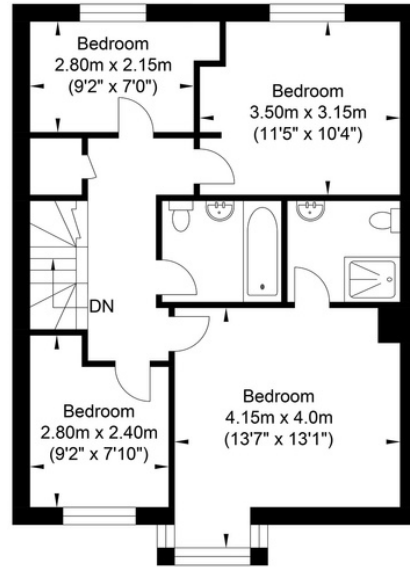
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



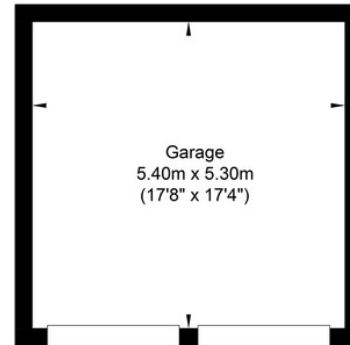
Cluny Street, Lewes



Ground Floor
Approximate Floor Area
588.57 sq ft
(54.68 sq m)



First Floor
Approximate Floor Area
588.57 sq ft
(54.68 sq m)



Garage
Approximate Floor Area
308.06 sq ft
(28.62 sq m)



Approximate Gross Internal Area = 137.98 sq m / 1485.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure: Freehold
Council tax: Band F



Please note:

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