



Hamsey View, King Henrys Road, Lewes, BN7 1BT
Asking Price £865,000

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A four bedroom detached family home located in one of the most sought after roads in the Wallands area of Lewes within easy walking distance of the town centre, railway station, schools and paths up onto The Downs.

The Property

The property was constructed in the early 1960's and comprises of four bedrooms all four of them have built in wardrobes. From the front double bedrooms are views across the Ouse valley towards Hamsey Church. The family bathroom has a shower over the bath.

Downstairs the lounge has a full height bow window, Contemporary gas fire, feature book shelves to either side of the chimney breast, glazed doors lead to the dining room which then has French doors to the garden. Both reception rooms have painted floor boards.

The entrance porch leads into the hall with a feature glass wall, large understairs cupboard, downstairs cloakroom with low level w/c, wash hand basin and a kitchen with ample storage cupboards and integrated dishwasher, washing machine and gas hob with oven below. There is a side door to outside.

Outside is integral garage with parking in front. The front garden has mature shrubs, and a side access gate leads round the property to the rear garden which is fully enclosed with brick paving.

There are mature trees and raised flower borders.

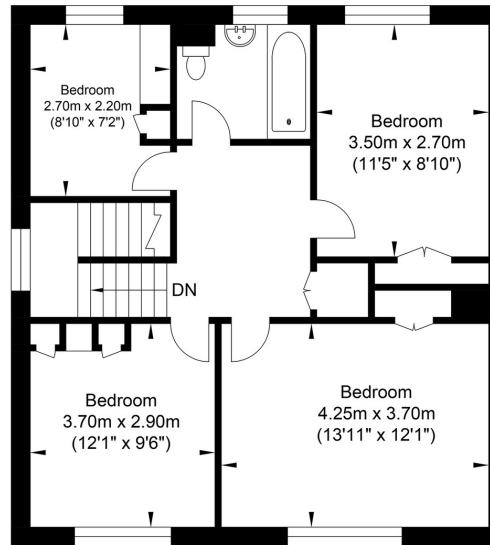
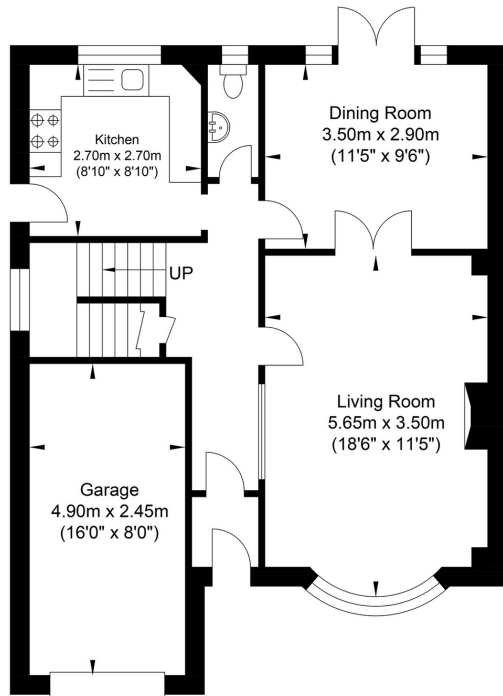
* Potential for internal garage conversion plus side extension utility/WC/shower or kitchen, subject to the necessary permissions (draft extension plans available).

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 offers 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 and third 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.



King Henry's Road, Lewes



Ground Floor
 Approximate Floor Area
 664.24 sq ft
 (61.71 sq m)

First Floor
 Approximate Floor Area
 612.25 sq ft
 (56.88 sq m)

Approximate Gross Internal Area = 118.59 sq m / 1276.49 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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Lewes Property Hub
 01273 487 444
 14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
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Agents Notes

Tenure: Freehold
 Council Tax Band: F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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