



The Nurseries, Lewes, East Sussex, BN7 2FF
Asking Price £475,000

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Located in a cul de sac within walking distance of Lewes Town Centre and the mainline railway station - the accommodation is arranged over three floors with three double bedrooms, a lounge /dining/kitchen/ breakfast room, patio garden and allocated parking. There is no onward chain.

The Property

The property is end of terrace house with three double bedrooms - one having an en-suite shower room. The family bathroom has recently been upgraded and has a shower over the bath and fully tiled walls.

There is a downstairs Cloakroom, and the lounge/ dining room has doors and a full height window leading to the garden and there is engineered oak flooring.

The kitchen/ breakfast room has a range of modern units with a stainless-steel sink unit, window to the front, integrated wine cooler, plumbing for a washing machine, gas hob, oven below, dishwasher and integrated fridge/freezer. There is a breakfast bar with chairs.

Outside the front door is an allocated parking space and the rear patio garden is enclosed with fencing and is paved.

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 high street shops. 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 cafe's, 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.



The Nurseries, Lewes



Ground Floor
Approximate Floor Area
393.85 sq ft
(36.59 sq m)

First Floor
Approximate Floor Area
340.03 sq ft
(31.59 sq m)

Second Floor
Approximate Floor Area
267.91 sq ft
(24.89 sq m)

Approximate Gross Internal Area = 93.07 sq m / 1001.79 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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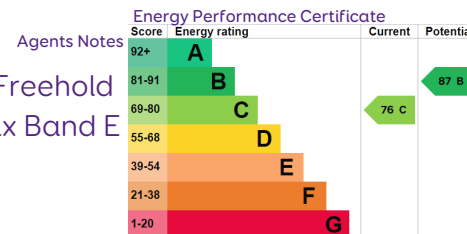
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