



24 Timberyard Lane, Lewes, East Sussex, BN7 2AU
Asking Price £1,350,000

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Impressive recently constructed contemporary architect designed house ideally located in central Lewes. The property benefits from a separate versatile office/annexe space, double garage & workshop, large decked terrace and river views.

The Property

This property offers versatile accommodation with many special features including full height vaulted ceilings, engineered oak flooring, underfloor heating, superb kitchen and contemporary bathrooms. The accommodation either works as one family home or can be used as a property with a separate Annexe or home office. The ground level offers a super vaulted open plan kitchen/living/dining room with stairs to the first floor. The kitchen area is extensively fitted with contemporary units with marble work surfaces and high-end appliances including a Bosch five ring gas hob, AEG oven and microwave and further oven. Full height fridge/freezer and dishwasher. The bi-folds lead to the decked roof terrace from the kitchen area. Steps lead up to the annexe with the kitchen/utility room door outside, two double bedrooms or one could be a lounge and there is a contemporary Shower room.

The first floor landing is galleried and the master bedroom is double aspect with excellent views to the river and the nature reserve beyond, dressing area and ensuite shower room. Bedroom two has a window to the front and wardrobe, bedroom three is a double aspect room. The family bathroom has a Jack and Jill door to the landing and bedroom.

On the lower floor is a studio/office accessed by a separate street entrance if required and this room has a large storage cupboard and a shower room with a low-level WC. Next door is a gym with high impact floor matting. Parking is to the side of the house and the garage is double width with a roll up garage door, 'Ideal' central heating boiler and hot water cylinder. From the back of the garage is a substantial workshop/storage room for sports equipment and bikes. There is a remainder of a 10 year build zone warranty and six PV solar panels on the roof contribute to the electricity.

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.





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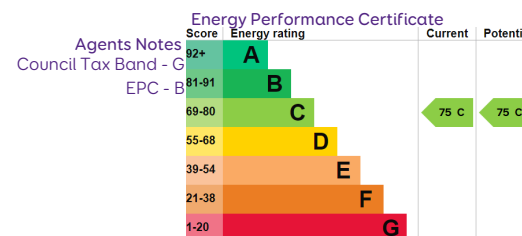
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Timberyard Lane, Lewes



Approximate Gross Internal Area = 399.02 sq m / 4295.01 sq ft
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