



**South Way, Lewes, East Sussex, BN7 1LX**

**£965,000**

## 21A South Way, Lewes, East Sussex, BN7 1LX

Immaculate, detached 1930's 4 bedroom house located in private South Way location with superb wrap around garden, views across the town to the surrounding Downland and integral garage.

### The Property

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Corner House occupies a tucked away private location in a cul de sac off of South Way, close to the Downs and within walking distance of the town centre station. The property is immaculately presented with gas central heating, double glazed windows, a range cooker in the kitchen, character features, picture rails and stripped wood floorboards.

Deep covered porch leading to Glazed front door which then leads to entrance hall with a feature archway. Stairs lead to the first floor and to the lower floor. The ground floor bedroom has a large picture window overlooking the garden, dressing area and ensuite shower room with a fully tiled shower cubicle, low-level WC, wash hand basin with vanity unit below. Spacious reception room with sash windows overlooking the superb garden, woodburning stove set in the chimney and archway leading to dining room with French doors leading out to the garden. Opening to the study/further reception room. The kitchen fitted with an excellent range of hand built wooden units with a wooden worksurface extending to include a deep butlers sink with mixer taps, a gas fired Aga and inset four ring hob and matching oven. The window offers distant views to The Downs. There is a door to outside and a walk-in shelved pantry. The utility room is fitted with matching wall and base mounted units, deep cupboard, plumbing for washing machine and wall mounted Worcester gas fired boiler. The stairs lead to the first floor landing with hatch access to the loft. Bedroom one is a bright double aspect room with stunning views across Lewes to the surrounding Downland. En suite bathroom with panelled bath, pedestal wash handbasin, fully tiled shower cubicle, high level cistern and underfloor heating in the bathroom. Bedroom two has a window offering superb views towards the Downs and across Lewes and fitted shelves. Bedroom three is double aspect again with stunning views. The family bathroom is fitted with a modern suite comprising of a shaped panelled bath with shower over, wash hand basin set in vanity unit and there are part tiled walls. The landing has a deep storage cupboard/airing cupboard and separate cloakroom with high-level WC and wash hand basin.

The garden is a special feature of the property and extends on two sides. There is a side access gate, large paved patio ideal for entertaining an offering the wonderful views across to The Downs. Log store. The garden is principally laid lawn with a mature fruit tree, wildflower area, colourful shrub borders and the whole garden is bordered by mature hedging and wooden fencing. There is a further paved patio area ideal for large table and chairs which to enjoy surrounding views, further levels of lawn with lawn shrubs and garden shed. The gardens offering a good degree of privacy with various areas for entertaining. The integral garage has an up and over door, fitted workbench, light and power. Parking available in front of the garage.

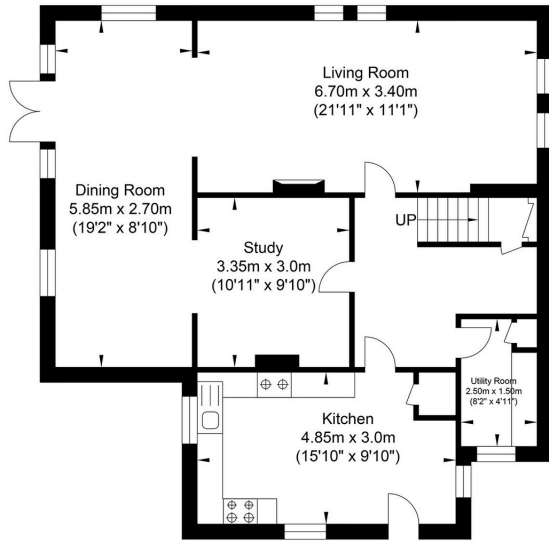
### The Location

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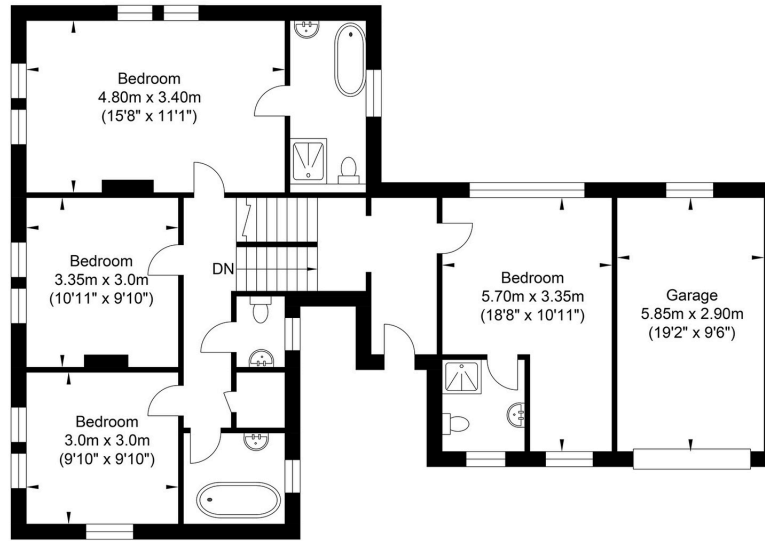
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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



# South Way, Lewes



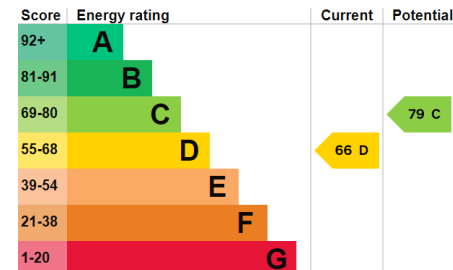
Ground Floor  
Approximate Floor Area  
897.60 sq ft  
(83.39 sq m)



First Floor  
Approximate Floor Area  
1029.89 sq ft  
(95.68 sq m)



Approximate Gross Internal Area = 179.07 sq m / 1927.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes  
Tenure - Freehold  
Council Tax - Band G  
EPC - TBC



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