



18 Middle Way, Lewes, East Sussex, BN7 1NH
Asking Price £595,000

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Spacious Three Bedroom Family Home in Lewes Featuring a Mature Garden, Driveway, Utility Room/Studio, and a Kitchen/Dining Room Opening onto the Circa 100 Ft Garden.

The Property

Located in the sought after Nevill area of Lewes, this three bedroom semi-detached family home combines comfortable living spaces with a well-considered layout and outdoor features designed to suit modern family life.

Upon entering, you are welcomed into a spacious hallway which leads to the principal ground floor rooms and has a downstairs cloakroom. A key highlight of this property is the generously proportioned kitchen/dining room, which has been designed to optimise family living and entertaining and features a wood burning stove. Ample shaker style storage units and workspace, with striped pine flooring, the kitchen opens directly onto the mature garden, providing a seamless transition between indoor and outdoor living. Adjacent to the kitchen, the property benefits from a useful utility room that doubles as a studio space, offering flexible options for work, hobbies, or additional storage and has a sink and plumbing for white goods and Worcester Combi boiler.

The ground floor also includes two versatile reception rooms with the lounge having a square bay window and a cosy wood burning stove, providing dedicated spaces for relaxation, dining, or entertainment. Additionally, a study with ample bookshelves.

Moving upstairs, you will find three well sized bedrooms with original feature fireplaces and fitted wardrobes, each offering plenty of natural light. These rooms are served by a family bathroom, completing the upper level accommodation.

Externally, the property is equally impressive. To the rear, the mature garden extends just under 100 ft and is thoughtfully landscaped, offering both privacy and space for outdoor activities. Whether you're gardening in the raised vegetable beds, picking fruit or hosting summer gatherings on the large South Facing patio, this outdoor area is sure to be a focal point for family enjoyment. Within the garden is a metal garden Shed. The front of the property features a driveway, providing convenient off street parking and a well stocked front garden.

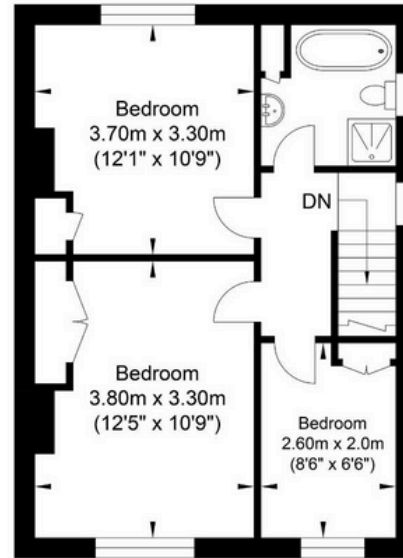
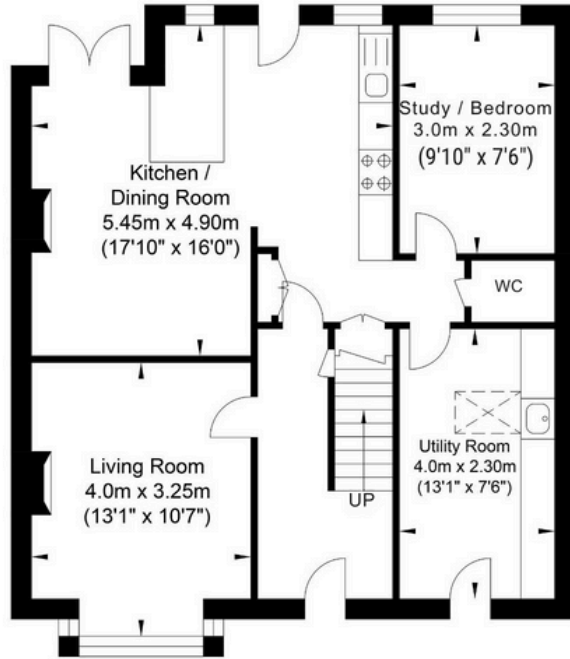
The Location

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.



Middle Way, Lewes



Ground Floor
Approximate Floor Area
700.94 sq ft
(65.12 sq m)

First Floor
Approximate Floor Area
437.66 sq ft
(40.66 sq m)

Approximate Gross Internal Area = 105.78 sq m / 1138.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information
Tenure - Freehold
EPC - C
Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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