



**Wallands Park Rise, Lewes, East Sussex, BN7 1SE**

Asking Price £725,000

# Wallands Park Rise, Lewes, East Sussex, BN7 1SE

An immaculate four bedroom contemporary house in a small Wallands development, featuring an extended kitchen, two modern bathrooms, and off road parking.

## The Property

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Located within a sought after small development in the Wallands area of Lewes, this four bedroom contemporary house offers a great opportunity for buyers.

This property combines stylish design, modern features, and a good location, making it an ideal family home in immaculate condition. One of the main features of this home is the extended and re fitted kitchen. This space includes high quality appliances, ample storage, and wooden countertops. The reconfiguration of the kitchen makes much more use of the space and means you can fit a family table in there now. The matching engineered oak flooring, counter tops and wooden fittings throughout all give a streamlined feel.

The property includes a good sized living room, designed for relaxation and social gatherings. French doors open from the lounge directly into the garden, connecting indoor and outdoor living and allowing for easy access outside.

Accommodation includes four double bedrooms, offering flexible living arrangements for a family, guests, or a home office. Each bedroom provides a comfortable space and the main bedroom is on a separate floor making it more private. There are also two contemporary bathrooms, both finished to a high standard. These bathrooms feature modern fixtures and fittings, providing comfort and convenience. The loft is boarded and has a light, which is great for additional storage.

Outside, the property benefits from off road parking, a valuable feature in any residential area. The patio garden is fully enclosed, designed for easy maintenance, offering a space for outdoor relaxation without extensive upkeep. A shed provides additional storage for tools or outdoor equipment.

The Wallands area of Lewes is known for its character, local amenities, and proximity to the town centre. Residents have easy access to independent shops, cafes, restaurants, and cultural attractions, as well as good schools and transport links. The South Downs National Park is also nearby, offering opportunities for outdoor activities and walks.

This contemporary house is a good opportunity to acquire a well presented and designed home in a desirable Lewes location. With its stylish interiors, superb kitchen, four double bedrooms, and convenient features, it offers a comfortable lifestyle.

## 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 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.







# Wallands Park Rise, Lewes



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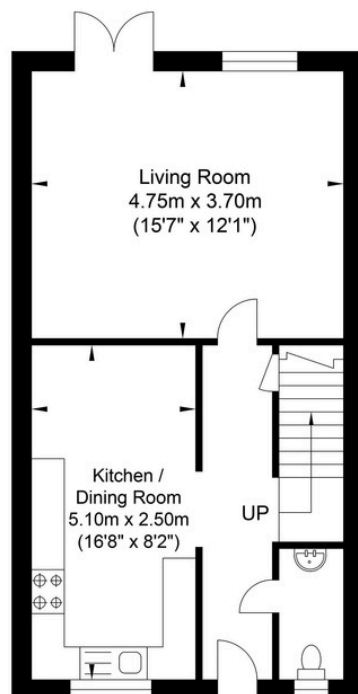
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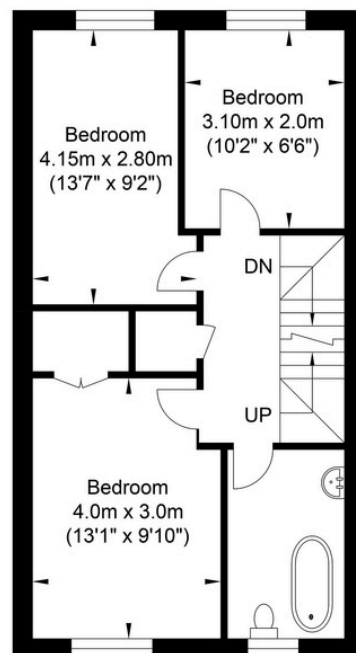


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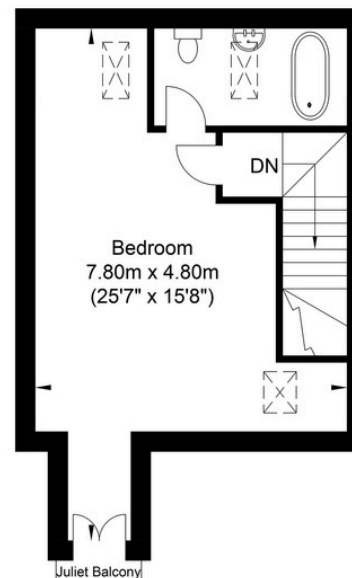
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Ground Floor  
Approximate Floor Area  
474.15 sq ft  
(44.05 sq m)



First Floor  
Approximate Floor Area  
474.15 sq ft  
(44.05 sq m)



Second Floor  
Approximate Floor Area  
331.52 sq ft  
(30.80 sq m)



Approximate Gross Internal Area = 118.90 sq m / 1279.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure: Freehold  
Council Tax Band: E  
EPC: TBC



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