



2 Sackville Close, King Henrys Road, Lewes, BN7 1BS

ROWLAND
GORRINGE

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Guide Price £750,000

Views to behold are found throughout this beautifully presented four-bedroom semi-detached family house, that is flooded with natural light by way of double-glazed picture windows. Ideally located in the sought after Wallands suburb of Lewes.

This handsome town house has been the subject of considerable refurbishment and improvement by the present owners who have introduced the following during their tenure:-

Front and rear gardens have been extensively landscaped to create child friendly outdoor living space. The creation of a garage below the rear garden with electric light, power, cabling for electric vehicle charging and cold water tap, self-contained entrance and electric roller door. Newly upgraded sealed heating system - new gas boiler with unvented cylinder supplying all new convector radiators. Majority of external windows and doors have been replaced with FENSA certification, whilst the front (composite) and rear doors (Upvc) are new. Beneath the flagstone paver surface of the rear garden, forming part of the structure of the integral garage is an RSJ truss, suitable for supporting any potential extension of the existing accommodation.

The accommodation is found as follows:-

Front Entrance - Walled private garden with a cast iron gate opening from King Henrys Road. Lawned garden with elevated borders retained by oak sleepers, feature Bay and Olive tree. Pathway with Sandstone paver steps incorporated on a brick built base, with flint and stone relief and steps leading down to broad south facing terrace, side access and the front door. All enclosed by close boarded fencing affording a high degree of privacy. Outside water tap, cabling laid for external lighting.

Entrance Hall - Composite double-glazed door opening into hall. Under stair storage cupboard.

Cloakroom - Matching suite comprising low level WC and wall mounted wash hand basin with vanity unit below.

Living Room - Large bay window with integral door to patio, aspect over front garden. Fireplace with inset gas fire, wooden mantel and tiled surround. Opening through to dining room.

Dining Room - Large bay windows overlooking the rear garden, door to kitchen.

Kitchen - Picture window overlooking the rear garden giving stunning distant views across Lewes toward Hamsey and the Weald on the horizon. Fitted kitchen comprising work surfaces incorporating a range of base and eye level cabinets and drawers. UPVC double glazed door opening out onto rear patio garden.

Landing - Stairs rising from entrance hall.

Bedroom Four/ Study - Window overlooking the rear garden thereafter panoramic vista across Lewes, and the countryside beyond

Bedroom Three - Dual aspect affording capacious bay window overlooking the rear of the property giving immediate panoramic views. Built in storage cupboard with shelving and hanging space.

Bedroom Two - generous bay window overlooking the front garden and King Henry's Road. Built in double wardrobe with hanging space and additional storage cupboard above.

Family Bathroom - Matching suite comprising low level WC, pedestal wash hand basin and side panel bath with mixer tap, shower attachment and wall mounted shower screen. Wall mounted heated towel rail.

Principal Bedroom - Stairs rising from first floor leading to generous bedroom. Dual aspect room with central ceiling light fitting and large window overlooking the side of the property. Two further 'skylight' windows overlooking the rear of the property giving beautiful distant views across Lewes towards the Southdowns. Door to eaves storage.

En Suite Shower Room - Inset ceiling light fitting and hatch to eaves storage. Matching suite comprising low level WC, pedestal wash hand basin and walk in fully tiled shower cubical with shower attachment.

Rear Garden - Access via kitchen. Laid to extensive flagstone paved sun terrace with generous entertaining space ideal for eating al fresco, enhanced by immediate views of Lewes and the countryside beyond. Stairs with wrought iron balustrade leading down to the garaging detailed below:-

Dual Garages - Integral Garage (via rear garden) as detailed previously with further single garage in block to the property both with roller shutter doors.

Location - King Henry's Road is a highly sought after 'destination' address located in the esteemed Wallands district of Lewes. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It's also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Lewes also boasts a working brewery situated in the heart of the community on the banks of the Ouse. Commuters abound with mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.

Tenure: Freehold, to be sold by private treaty with vacant possession.

Directions: <https://w3w.co///foal.irrigate.princes>









Entrance Hall

Kitchen

9'10" x 7'10" (3.00m x 2.39m)

Dining Room

11'6" x 9'5" (3.51m x 2.87m)

Sitting Room

14'8" x 11'4" (4.47m x 3.45m)

Cloakroom

First Floor Landing

Bedroom

12'3" x 11'5" (3.73m x 3.48m)

Bedroom

11'3" x 11'2" (3.43m x 3.40m)

Bedroom

6'6" x 6'3" (1.98m x 1.91m)

Bathroom

Second Floor

Bedroom

14'8" x 11'4" (4.47m x 3.45m)

En-Suite

Rear Garden

Garage

16'10" x 15'2" (5.13m x 4.62m)

Garage

15'7" x 7'7" (4.75m x 2.31m)





Sackville Close, Lewes, BN7 1TH

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft
 Garages = 40.2 sq m / 433 sq ft
 Total = 150.7 sq m / 1622 sq ft

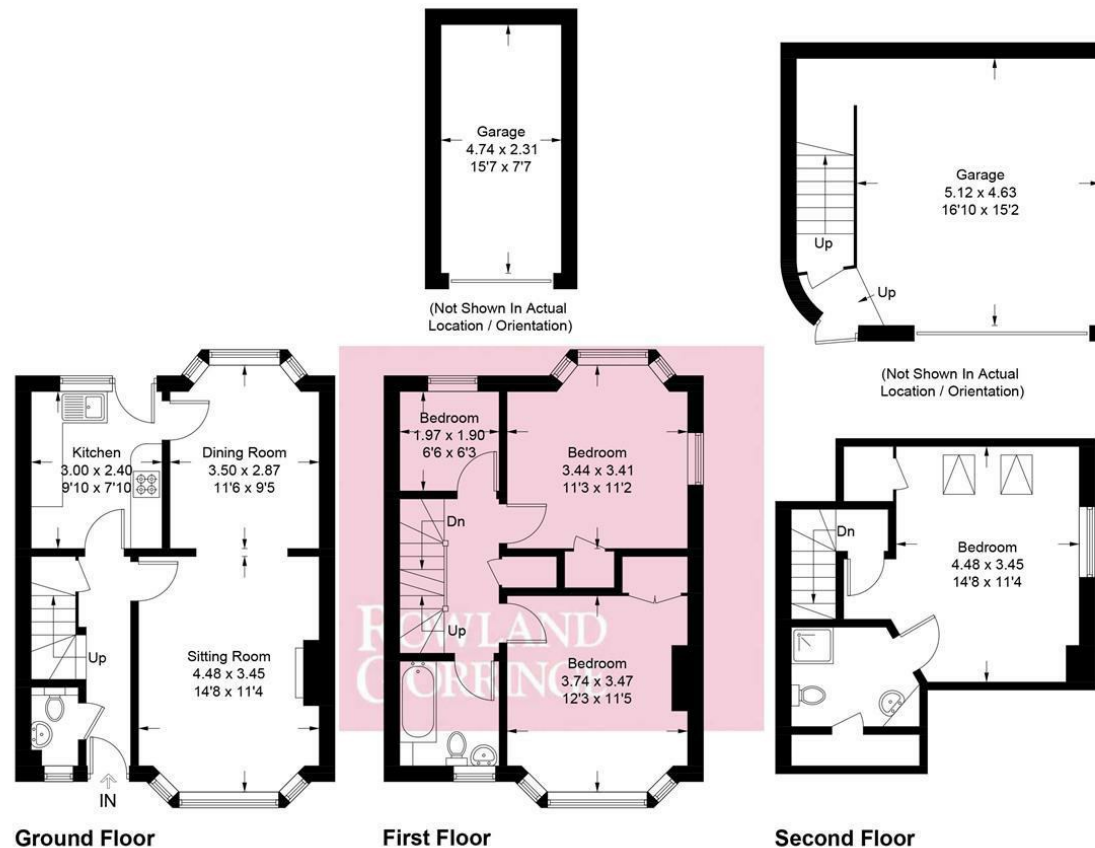


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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