



Nevill Terrace, Lewes, East Sussex, BN7 1PB

Asking Price £400,000

Nevill Terrace, Lewes, East Sussex, BN7 1PB

A modern two bedroom house in Nevill Terrace, Lewes, offering scope for further improvement with views across town to The Downs. Integrated garage and a lawned rear garden. This non-estate property is available with no onward chain.

The Property

Located in a convenient, non-estate position in Nevill Terrace, Lewes, this modern two bedroom house offers a significant opportunity for buyers.

The interior of this property offers scope for further improvement, allowing new owners to update it to their taste, several of the other properties in this row have converted the integral garage into another bedroom (STP). From the front door there is further folding glazed door providing extra warmth and security. There is one double bedroom with a good view to the rear and a bathroom on this level and then there is the main bedroom with two double wardrobes on the lower level with a door to the garden. There is a built in sink set in a vanity unit. The family bathroom is fully tiled and has a corner shower cubicle, Low level WC and a wash hand basin.

On the first floor the layout includes a comfortable reception room with large window and an archway to the dining area which benefits from good natural light, suitable for daily living or entertaining. The views to the rear are across the town to the Downs and the Golf Course. The Kitchen has a range of wall and base mounted units with space and plumbing for a cooker, washing machine and fridge freezer. There is a Vaillant gas fired boiler for the central heating.

A key feature of this property is its integrated garage, providing secure parking or valuable additional storage space with an up and over remote door and light and power. Externally, the property includes a lawned garden, offering a private outdoor area for relaxation or gardening. The garden is manageable and provides a pleasant green space and has a rear access gate. Infront of the property is further parking.

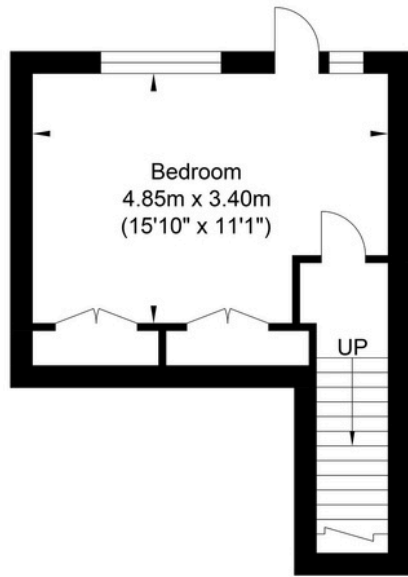
Nevill Terrace is in a convenient location, providing easy access to Lewes town centre, the bus to Brighton or the Downs. The town offers independent shops, cafes, restaurants, and cultural attractions. Excellent transport links, including Lewes railway station with direct services to London, Brighton, and Eastbourne, are also conveniently close, making it suitable for commuters.

The Location

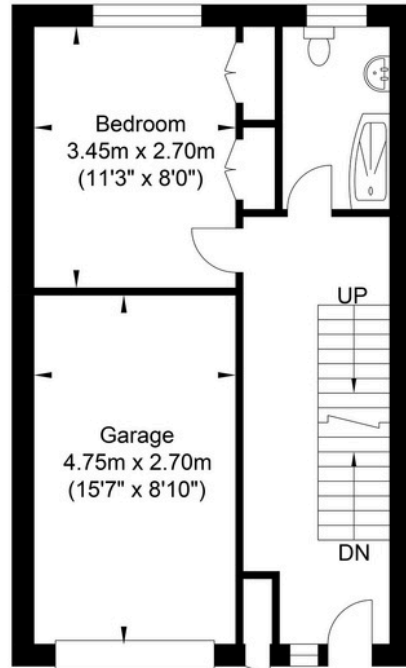
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



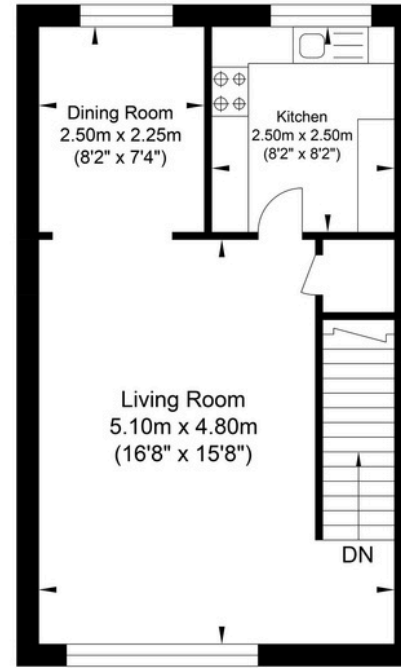
Nevill Terrace, Lewes



Lower Ground Floor
Approximate Floor Area
234.33 sq ft
(21.77 sq m)



Ground Floor
Approximate Floor Area
438.84 sq ft
(40.77 sq m)



First Floor
Approximate Floor Area
438.84 sq ft
(40.77 sq m)

Approximate Gross Internal Area (Including Garage) = 103.31 sq m / 1112.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	77 C



Please note:

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