



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Cross Way, Lewes, East  
Sussex, BN7**

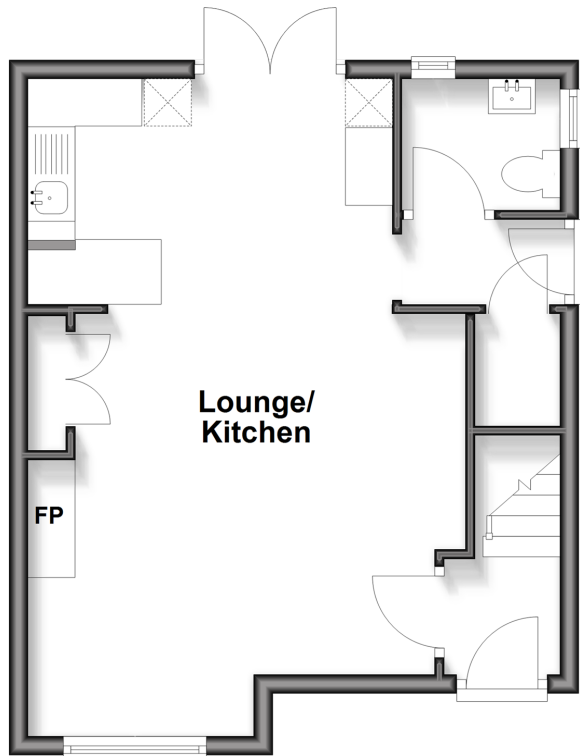
**OVER 60?**

Secure this property  
for up to **59% less!**

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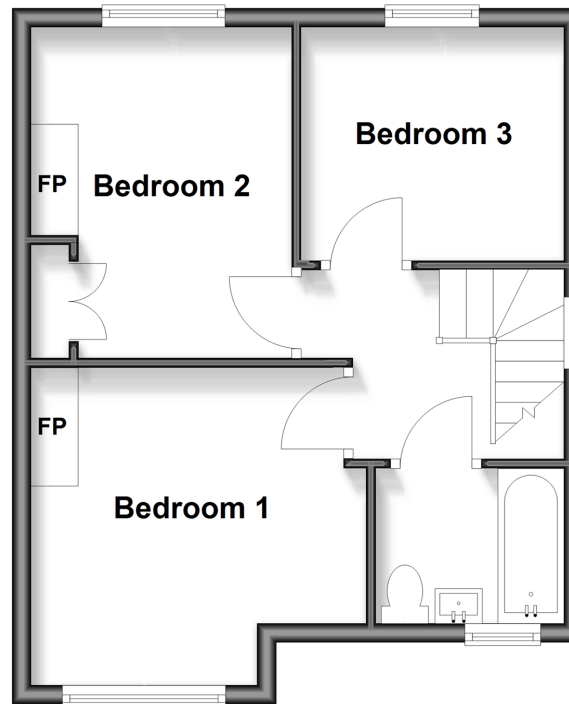
## Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



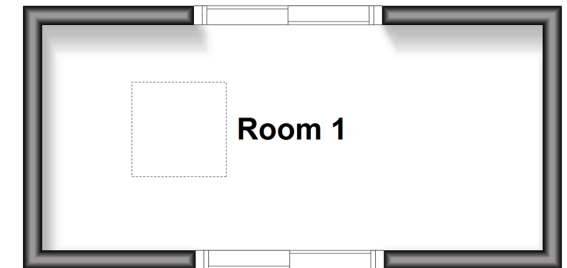
## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



## Outbuilding

Approx. 12.7 sq. metres (136.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge/Kitchen: 22'6 x 13'6 (6.86m x 4.12m)

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 11'1 (3.53m x 3.38m)

Bedroom 2: 11'2 x 9'2 (3.41m x 2.80m)

Bedroom 3: 9'5 x 7'9 (2.87m x 2.36m)

Bathroom

### OUTSIDE

Front & Rear Gardens

### OUTBUILDING

Room 1: 17'4 x 13'2 (5.29m x 4.02m)



## Main features

- Beautifully presented home in the popular Nevill area of this historic town
- Pretty front and rear gardens with an outbuilding
- Close to the stunning South Downs for lovely nature walks
- Potential to convert the loft (subject to planning permission)
- Walking distance to the local shop and schools

### Nearest Schools

Primary Schools: Wallands Community Primary 0.5 miles, St Pancras Catholic Primary 0.6 miles, South Malling CofE Primary 1.1 miles  
Secondary Schools: Lewes Old Grammar School 0.9 miles, Priory School 1.8 miles, Owlswick School 2.0 miles

### Transport Information

Train Stations: Lewes 1.5 miles, Cooksbridge 2.1 miles, Plumpton 4.0 miles

### Address

Cross Way, Lewes, East Sussex, BN7

### Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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