



East Way, Lewes, BN7 1NG
Asking Price £550,000

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Beautifully presented two bedroom semi-detached house in the popular Nevill area. Boasting far reaching views towards the golf course and backing directly onto the Downs, it features an extensive 100ft+ rear garden.

The Property

Located in the highly sought after Nevill area, this superbly presented two bedroom semi-detached house on East Way offers an exceptional opportunity. From its elevated position, the property enjoys views across the town, extending towards the golf course. A significant advantage of this charming home is its direct access to the Downs via a gate in the back garden.

Upon entering, you are greeted by a welcoming interior that has been well presented to a high standard. The accommodation comprises of a sitting room to the front with a bay window, open fireplace with wooden surround and tiled hearth and bookshelves to either side. From the entrance hall the stairs rise to the first floor and a door leads into the Kitchen/dining room. This room has ample space for a large dining table and is fitted with a good range of wall and base units, open shelving, inset gas hob, electric oven and extractor hood above. Space and plumbing for dishwasher and a deep recess for fridge and freezer. Doors lead into the conservatory which has double doors into the garden and a deep cupboard housing plumbing for a washing machine and tumble dryer. There is stripped wood floor to the downstairs.

Upstairs on the landing is a hatch access to the loft with a ladder and light and the property features two generous double bedrooms. The main bedroom is to the front and has a bay window offering views across the town. There is a deep walk in shelved cupboard housing a Worcester gas fired boiler for the central heating. The bathroom has been refitted with a luxury suite with a cast iron roll top bath with ball and claw feet, pedestal wash hand basin and a low level WC. The walls are part panelled and there is a lovely outlook over the rear garden. The second bedroom also has an outlook over the rear garden and the Downs beyond.

One of the most outstanding features of this property is its magnificent rear garden, which extends to an impressive length of over 100 feet. This expansive outdoor space is a true horticultural delight, having been extensively planted with a diverse array of mature trees including a rare Mulberry Tree and a walnut Tree, soft fruit bushes, and a variety of specimen plants. There is a lawn running the length of the garden. It offers a private space for gardening enthusiasts as well as outdoor dining and relaxation with several different areas for table and chairs. The garden's direct backing onto the Downs further enhances its appeal, providing a sense of openness and connection to the natural landscape.

There is a well stocked front garden bordered by a hedge and driveway approaching the house, and a side wooden gate, beyond which is further storage for logs/coal and access to the Workshop. This building is very useful storage for garden equipment or has many other uses and could even be converted into home office/studio.

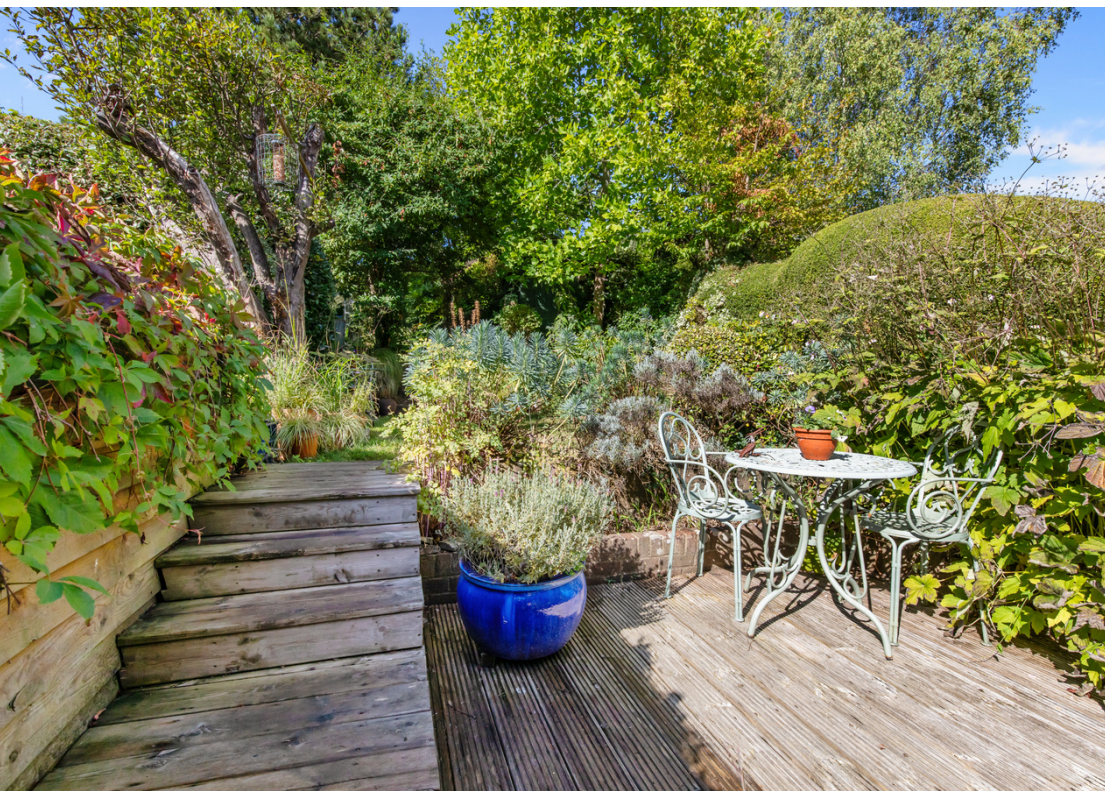
Situated in a popular residential area in Nevill, the property benefits from excellent local amenities, local primary school and convenient transport links, making it an ideal choice for families, couples, or those seeking a peaceful yet connected lifestyle. There is scope for further extension on this property subject to the necessary PP.

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 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.





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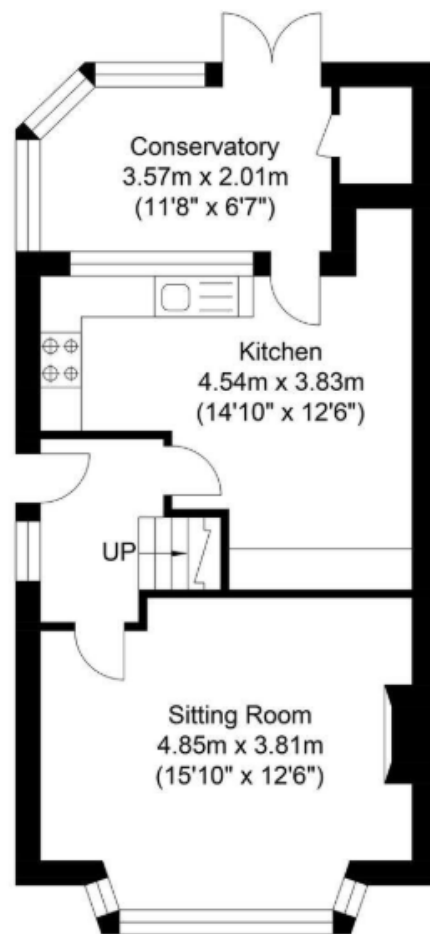
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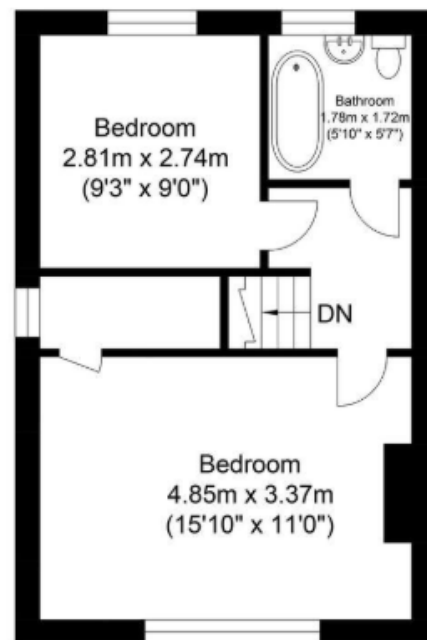


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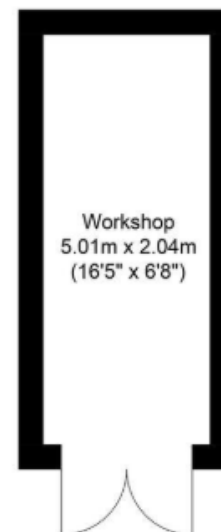
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Ground Floor
Approximate Floor Area
491.69 sq ft
(45.68 sq m)



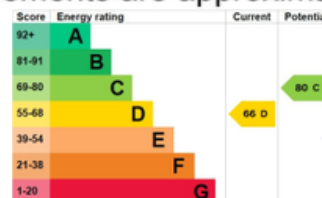
First Floor
Approximate Floor Area
348.96 sq ft
(32.42 sq m)



Outbuilding
Approximate Floor Area
110.0 sq ft
(10.22 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 78.10 sq m / 840.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure: Freehold
Council Tax Band: C
EPC: D



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