



Wheatsheaf Gardens, Lewes, East Sussex, BN7 2UQ

Asking Price £459,950

Wheatsheaf Gardens, Lewes, East Sussex, BN7 2UQ

A well maintained three bedroom house in Lewes, offered with no onward chain. Features include a spacious kitchen/dining room, private patio garden, allocated parking, and a studio. Located within walking distance of the town centre and station.

The Property

This three bedroom house in Lewes offers a practical and well-presented living space. The property is available with no onward chain, facilitating a straightforward purchase process.

The house is in excellent condition throughout. Upon entering through the front door the layout includes a spacious kitchen/dining room fitted with a range of wall and base mounted units, integrated Smeg hob and oven, integrated fridge and freezer and plumbing and space for a washing machine, wooden flooring and stairs leading to the first floor. This area provides ample space for both cooking and a dining table and chairs. The lounge has french doors leading into the garden, and has a full wall of built in low level storage cupboards with large wall mounted TV above.

Accommodation consists of three bedrooms, two of them being double bedrooms and one single bedroom with a row of wardrobes that would make a perfect dressing room or study. The re-fitted bathroom has a large shower with rainfall shower over, low level WC and wash hand basin with vanity unit. Feature tiled walls with a mosaic detail.

Externally, the property features a sunny private patio garden, suitable for outdoor dining or leisure. Wooden bin store, ample room for garden furniture and a side access gate. A versatile studio is also included, providing options for a home office or additional storage with light and power and a door from the garden.

An allocated car parking space is provided, addressing a common requirement in Lewes. The location offers convenient access to Lewes town centre, which provides a range of shops, cafes, and restaurants. Lewes station is also within walking distance, offering rail connections to Brighton and London, suitable for commuters.

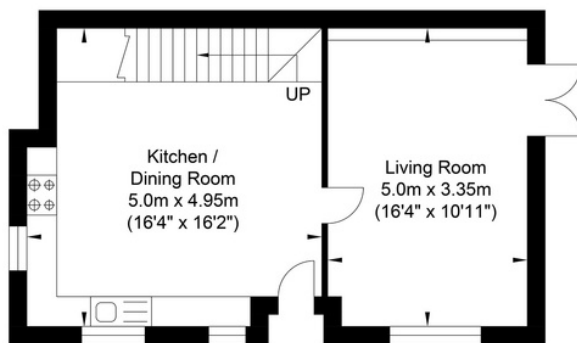
This house represents a solid opportunity to acquire a well-located and maintained property in Lewes. Its condition, features, and the absence of an onward chain make early viewing advisable.

The Location

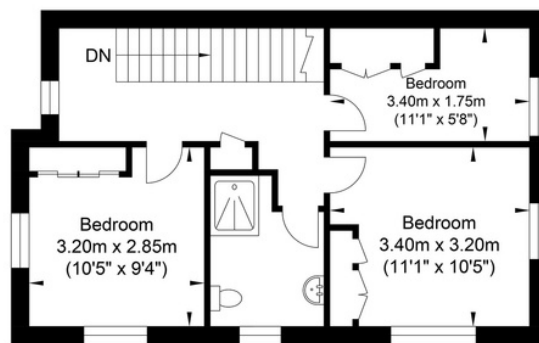
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



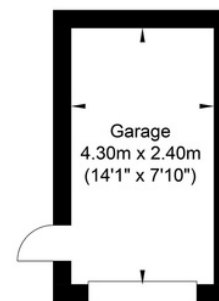
Wheatsheaf Gardens, Lewes



Ground Floor
Approximate Floor Area
433.13 sq ft
(40.24 sq m)



First Floor
Approximate Floor Area
441.32 sq ft
(41.0 sq m)



Garage
Approximate Floor Area
111.08 sq ft
(10.32 sq m)

Approximate Gross Internal Area (Excluding Garage) = 81.24 sq m / 874.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure - Freehold
EPC - C
Council Tax Band - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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