

£550,000- £525,000 Guide Price

21 The Nurseries, Lewes, East Sussex, BN7 2FF

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Overview...

A fantastic opportunity to acquire this beautifully presented, modern four-bedroom townhouse, ideally situated in the sought-after Malling area of Lewes, within easy reach of the town centre and local schools.

Arranged over four floors, this impressive home offers spacious and versatile accommodation, with the first floor featuring a stylish sitting room with balcony, alongside a modern fitted kitchen/breakfast room with a further rear balcony, perfect for al fresco dining and entertaining.

The second floor provides two well-proportioned double bedrooms with modern fitted en suite. The principal bedroom occupies the upper floor, enjoying lovely views and the added benefit of an en-suite shower room.

On the ground floor, a versatile rear-aspect bedroom offers excellent flexibility, making an ideal guest room, home office or additional reception space, with doors opening directly onto the rear garden. A convenient cloakroom/WC completes the ground floor accommodation.

Externally, a private driveway provides valuable off-road parking and leads to an integrated garage. To the rear, a low-maintenance courtyard garden offers a pleasant space to relax, unwind and entertain.









The property…

ENTRANCE HALL- Front door leads to spacious entrance hall with door leading to integrated garage, stairs to first floor and doors to-

CLOAKROOM/W.C.- White low-level W.C., wash hand basin and chrome heated towel rail

BEDROOM/STUDY- A rear aspect room with double glazed window bi-fold doors opening to the rear garden, excellent opportunity as a guest bedroom or home office

SITTING ROOM- A good size space with front aspect sliding double glazed doors opening to a balcony, overlooking the front of the property, ideal for relaxing

KITCHEN/BREAKFAST ROOM- Naturally light, fitted with a comprehensive range of flush fronted wall and base units with complementing work surfaces, sink with swan neck mixer tap adjacent. 4 ring gas hob with integrated cooker hood above and oven below, and space for fridge freezer and washing machine. To the rear, floor to ceiling bi-fold doors open to a balcony, an ideal spot for al fresco dining and entertaining. A versatile space for everyday family living and socialising

BEDROOM- A great double room with front aspect double glazed windows overlooking the front of the property

EN SUITE- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin and low level W.C

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden















Property and Outside…

BEDROOM- Occupying the top floor is a brilliant principal bedroom featuring vaulted ceilings, beams, flooded with natural light from the skylight and front aspect window and measuring an impressive 22'4ft x 13'1ft. Door to-

EN SUITE- Shower enclosure with tiled surround, wash hand basin and low-level wc with concealed unit, tiled flooring and skylight

FRONT OF PROPERTY- Brick laid driveway provides off street parking and leads to an integrated garage

GARAGE- Integrated with electric up and over door and pedestrian access from entrance hall. Great extra storage space, with space for a small vehicle and potential for conversion, stpp

REAR GARDEN- Low-maintenance space, laid with paved patio, fence enclosed with rear gated access, partially covered from the balcony above. A peaceful space with opportunities for a range of potted plants, ideal for relaxing, al fresco dining or entertaining

For further enquiries or to arrange a viewing, please contact the office on 01273 407929







Location…

The Nurseries is a modern development constructed circa 2008 with a second Phase in 2015. Located within easy walking distance of Lewes High Street which is just a 10-minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Nurseries at Wheatsheaf Gardens. An M&S Simply Food is located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells.

South Malling Primary School and Priory Secondary Schools are both within walking distance as is South Downs College and Lewes Old Grammar School.

Lewes benefits from a Mainline Railway Station, which offers direct services to London, Brighton and Gatwick.

The town centre boasts an array of shops, restaurants, cafes and public houses, The Depot Cinema and the Pells open air swimming pool.

Lewes is proud to host a number of sports clubs including, football, rugby, tennis, golf, stoolball, cricket, as well as athletics and cycling to name a few.

Tenure – Freehold

Gas Central Heating and Double Glazing.

Residence Association Charges – apx £1548.33 pa

EPC Rating – C

Council Tax Band – F

Viewing recommended



Ground Floor	First Floor	Second Floor	Third Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
393.52 sq ft	404.29 sq ft	404.29 sq ft	315.59 sq ft
(36.56 sq m)	(37.56 sq m)	(37.56 sq m)	(29.32 sq m)

Approximate Gross Internal Area (Including Garage) = 141.0 sq m / 1517.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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