



Spences Lane, Lewes, East Sussex, BN7 2HF

Asking Price £520,000

Spences Lane, Lewes, East Sussex, BN7 2HF

This well presented, four bedroom end of terrace house in Spences Lane, Lewes, offers parking for two vehicles, a low maintenance terraced garden, and a versatile ground floor bedroom with a shower room, providing comfortable and contemporary living.

The Property

This well presented, four bedroom end of terrace house in Spences Lane, Lewes, offers parking for two vehicles, a low maintenance terraced garden, and a versatile ground floor bedroom with a shower room, providing comfortable and contemporary living.

Inside, the home is well presented throughout. The ground floor opens to a spacious entrance hall and has a double aspect bedroom with a fully tiled shower room next door with an electric shower, wash hand basin and low level WC offering flexibility. This space suits guests, an elderly relative, or a home office.

The modern kitchen/breakfast room is a central point with under floor heating, fitted with a range of contemporary units with a stone worksurface and space for a dining table and chairs. There is an integrated 'Hotpoint' hob, matching oven and extractor hood above, space for large fridge/freezer and plumbing and space for full size dishwasher. French doors lead to the garden.

On the first floor is a bright, double aspect lounge/dining room providing a generous area for relaxation and dining. Its dual aspect windows ensure good natural light from both sides.

Upstairs, there are three further well proportioned bedrooms, one to the rear with a range of built in wardrobes and the other overlooking the front offering a pleasant outlook. The third bedroom is smaller but still fits a double bed. These are served by a family bathroom which has a jacuzzi bath and fully tiled walls. The layout maximises space and light and the landing has a deep cupboard with hanging rail and a loft hatch with pull down ladder and is partially boarded with the 'Ideal' Gas fired boiler being located here.

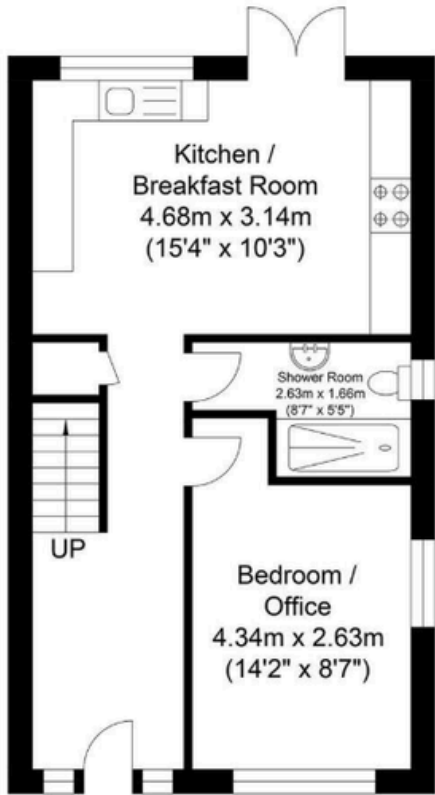
Outside to the front are two off-road parking spaces. A side access gate leads from the front to the rear garden which has a large paved patio with brick rendered retaining wall. Steps lead up the garden to a further area ideal for entertaining, this area has Astro turf for ease of maintenance then steps lead up to further levels with slate chips and the top tier has a large wooden shed. There is a useful rear access gate.

This property offers a spacious and adaptable home in a prime Lewes location. With its practical features, modern interiors, and convenient parking, early viewing is recommended.

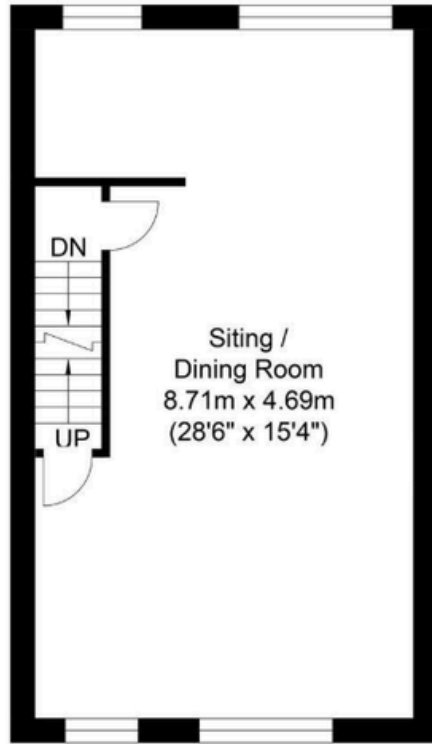
The Location

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.

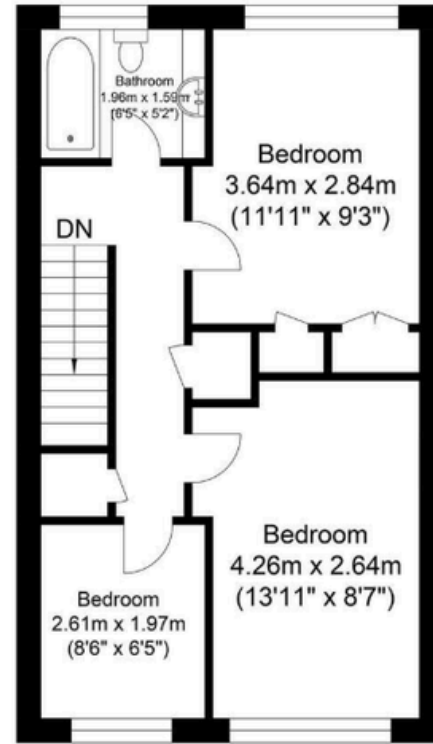




Ground Floor
Approximate Floor Area
428.94 sq ft
(39.85 sq m)



First Floor
Approximate Floor Area
428.94 sq ft
(39.85 sq m)



Second Floor
Approximate Floor Area
428.94 sq ft
(39.85 sq m)

Approximate Gross Internal Area = 119.55 sq m / 1286.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



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	68 D	79 C
39-54	E		
21-38	F		
1-20	G		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

