



**The Nurseries, Lewes, East Sussex, BN7 2FF**  
Asking Price £535,000

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

A four bedroom town house in The Nurseries, Lewes, offering accommodation over three floors. Features include a modern kitchen, two bathrooms, a garage with utility area, parking, and a patio garden. Offered with no onward chain.

### The Property

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This four bedroom town house in The Nurseries, Lewes, offers a practical living space with accommodation arranged over three floors, providing flexibility for family living or home working.

The ground floor includes access to the integrated garage with an up and over door, which has a utility area and plumbing for a washing machine. At this level is bedroom 4 / Study with patio door leading into the garden. There is a cloakroom next door.

On the next level features a spacious landing leading to the reception room with a balcony to the front. The kitchen is fully fitted with integrated appliances and offers ample storage with white contemporary style units. There is a built in oven and gas hob and fridge/freezer and dishwasher. The gas fired boiler is located in a cupboard here and there is ample room for a table and chairs. A balcony is accessible from this floor, providing further outdoor space.

There are two bedrooms on the next floor which are well proportioned and receive good natural light. A family bathroom serves these bedrooms with contemporary style fittings and a white suite.

On the top floor beyond a concealed door is the principal bedroom suite includes a private en-suite shower room with a velux window and a feature vaulted ceiling in the bedroom.

Outside, the property features a paved patio garden, designed for low maintenance and outdoor dining with a rear access gate. There is a parking space in front of the garage with an EV charging point.

Offered with no onward chain, this property allows for a straightforward transaction. This is an opportunity to acquire a town house in a sought after Lewes location.

### The Location

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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.



# The Nurseries, Lewes



Ground Floor  
Approximate Floor Area  
398.26 sq ft  
(37.0 sq m)

First Floor  
Approximate Floor Area  
398.26 sq ft  
(37.0 sq m)

Second Floor  
Approximate Floor Area  
398.26 sq ft  
(37.0 sq m)

Third Floor  
Approximate Floor Area  
303.11 sq ft  
(28.16 sq m)

Approximate Gross Internal Area (Including Garage) = 139.16 sq m / 1497.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Agents Notes

Tenure - Freehold  
EPC - C  
Council Tax Band - F

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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