



The Grandstand, The Old Racecourse, Lewes, East Sussex, BN7 1UR

£1,300,000



The Property

Located on The Old Racecourse, Lewes, this four bedroom family home offers over 2,700 sq ft of accommodation, blending spacious living with town access, approached via a private road. This property provides an excellent lifestyle for buyers seeking quality and location.

Upon entering the ground floor is a large entrance vestibule/boot room with stone flooring with storage, from here leads in to spacious reception hall with a grand staircase to the first floor. There is a large cloaks cupboard here and a cloakroom with low level WC. The ground floor features two reception rooms, suitable for both entertaining and family use, one of these is a bright and spacious room with a stunning picture window overlooking the immaculate rear garden and a feature fireplace with wooden surround and stone inset. The study has windows to the front and a range of bookcases and a very deep shelved storage cupboard. The drawing room is bright and provides direct access to a large balcony. The kitchen/breakfast room is fitted with a range of wall and base mounted units with a stainless steel sink unit with mixer taps. Slot in gas cooker, dishwasher, space for a fridge/freezer. The utility room houses space and plumbing for a washing machine and a gas fired boiler. A large conservatory leads off of the kitchen and from here the garden can be enjoyed all year.

The feature staircase leads to first floor with double doors leading to the impressive drawing room with large windows encapsulating the incredible Downland views and sliding patio doors lead to a very large balcony with recently refurbished with new metal balustrading. This balcony offers panoramic views across the South Downs, ideal for relaxing and ample room for seating. This room has another feature fireplace with wooden surround and there are ceiling roses and ornate mouldings in this grand room. There is a further cloakroom at this level with low level WC.

Stairs lead to a half landing with a family bathroom with a jacuzzi bath with shower over, low level WC, Wash hand basin and fully tiled walls.

The property includes four well proportioned bedroom. The first one you come to has windows to the front and a large fitted wardrobe, then the next one has another fitted wardrobe and window to the front. Up a small flight of stairs is a landing with hatch access to the loft space and a deep airing cupboard.



The main bedroom suite has its own en-suite facilities with a four piece contemporary style suite and once again superb views across the surrounding countryside. The guest bedroom also has superb views and has an en-suite shower room and a fitted wardrobe.

Outside, the property features an impressive garden which adjoins the Downs. The garden is all fenced by post and rail fencing and mature red roses around an Arbor. There is a substantial paved patio bordered by mature rose beds. A side access leads around the property. This landscaped space is laid to lawn and offers a tranquil outdoor area, suitable for recreation or gardening. The garden complements the Downland views, connecting the property with its natural surroundings.

Practical features include a double garage with a remote up and over garage door and light and power, providing secure parking and additional storage. The Old Racecourse location offers the benefits of rural surroundings combined with easy access to Lewes town centre, known for its independent shops, cafes, and cultural attractions.





The Location

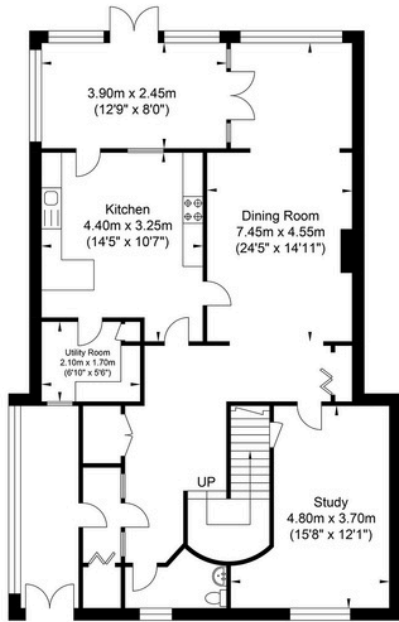
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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

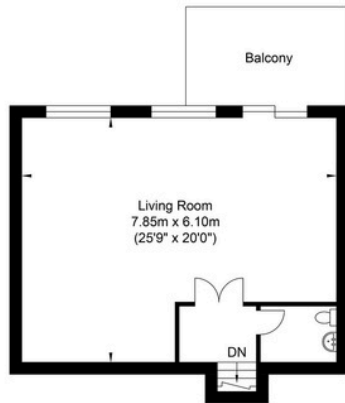




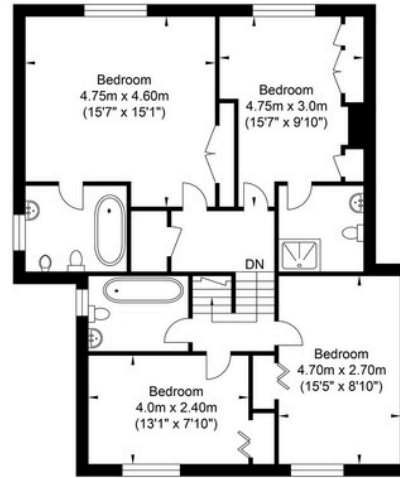
The Grandstand, Lewes



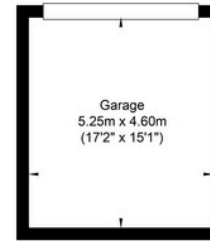
Ground Floor
Approximate Floor Area
1254.85 sq ft
(116.58 sq m)



Split Level
Approximate Floor Area
523.12 sq ft
(48.60 sq m)



First Floor
Approximate Floor Area
980.26 sq ft
(91.07 sq m)



Garage
Approximate Floor Area
259.94 sq ft
(24.15 sq m)

Approximate Gross Internal Area (Excluding Garage) = 256.25 sq m / 2758.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Material information
Tenure - Freehold
Council Tax Band - G
EPC - TBC



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