



**Valley Road, Lewes**



We are delighted to present a three bedroom semi-detached home set in a spacious plot with gardens and parking in the residential area of Winterbourne, Lewes.

Ideal for family living, this well maintained home has been considerably extended to the rear to provide a home office as well as a dining room/conservatory. There is potential to adapt/enhance the existing accommodation further subject to the relevant permissions. Further benefitting from a garage, driveway and garden room, this house is a must see.

The Winterbourne area of Lewes has a handy convenience shop and large recreation ground that proceeds to Southover High Street with it's historic sites of Anne of Cleves House, Southover Church and the Old Priory Monastery. Beyond Southover High Street you will find Lewes' mainline railway station. The station benefits from direct trains to Brighton (in 20 minutes) and London Victoria (in 1 hour).

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools with both Southover and Western Road being less than 10 minutes away on foot. Priory Secondary School and also Sussex Downs College are within a 20 minute walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



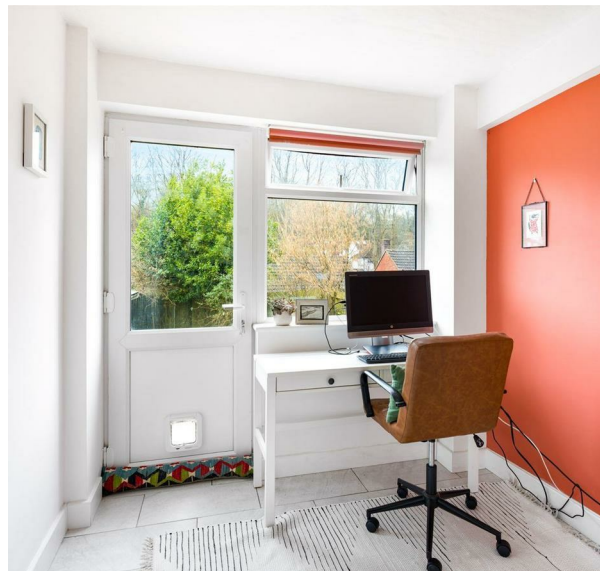
On entering the property you will find a hallway with sliding door to the downstairs cloakroom, door to the kitchen and stairs ascending to the first floor.

The modern fitted kitchen comprises of wall and base units, integrated oven, gas hob, 1.5 bowl sink, space and plumbing for dishwasher and washing machine and space for a tall fridge/freezer. From the kitchen you proceed to the sitting room that provides ample space for entertaining. Off the sitting room there is also a conservatory dining area which features bi-fold doors to the garden and glazed roof. The office has views over the rear garden and also a door providing access.

Upstairs you will find three bedrooms and a family bathroom. The bathroom has an L shaped bath with rainfall shower over, wall hung wash hand basin with storage under, low level WC and heated towel radiator.

Outside, the front garden is laid to lawn with retaining timber garden fence. A tarmac and block paved driveway provides off street parking for 1-2 cars. There is also a detached garage with up and over door. The sunny south facing rear garden is of a good size, and laid to lawn with close boarded fencing surrounding. There is a pathway leading to the storage shed/garden room.

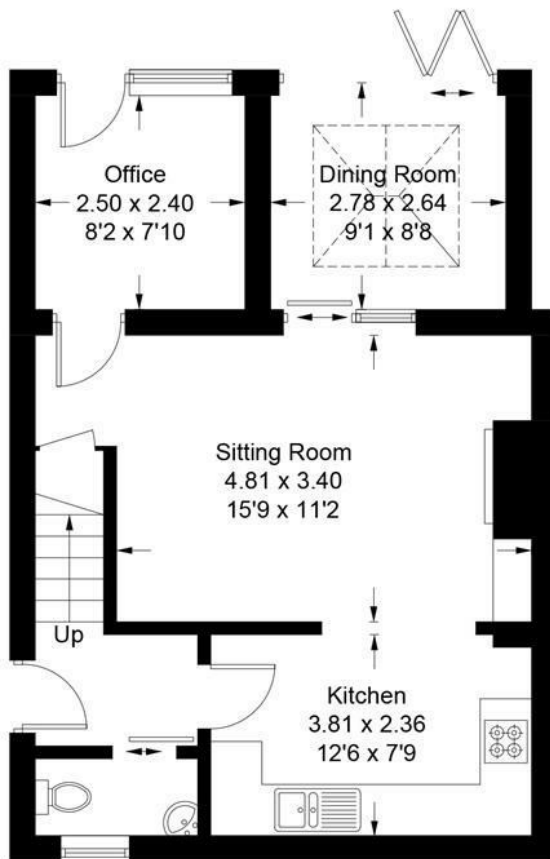
Additional benefits include mains services, gas fired central heating and double glazing. Viewing is highly recommended, please contact our office today to arrange your appointment.



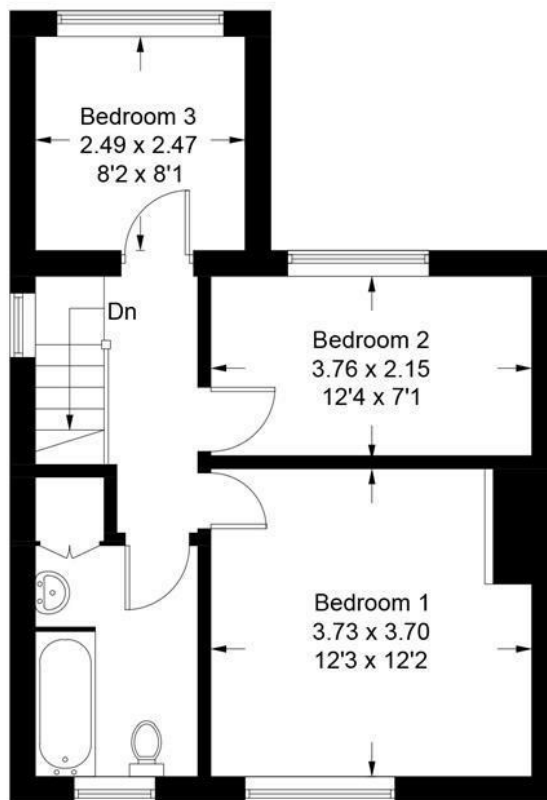


- Three Bedroom Semi-Detached House
- Open Plan Kitchen and Sitting Room
- Conservatory/Dining Room
- Downstairs Study
- Sunny South Facing Rear Garden
- Driveway for 1-2 Cars
- Garage & Garden Room
- Elevated Views

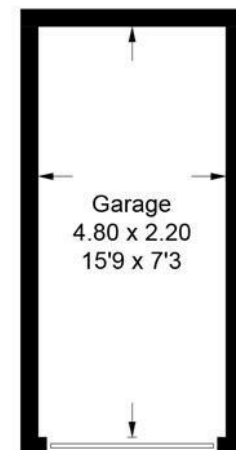




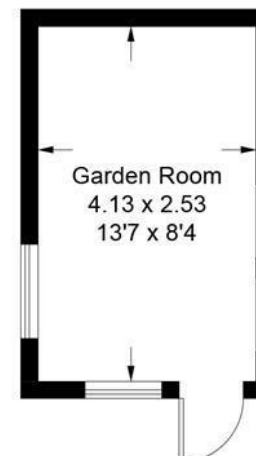
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft  
Garage / Garden Room = 21.2 sq m / 228 sq ft  
Total = 113.5 sq m / 1222 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1273759)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





**Lewes  
Estates**

Suite 205C, Networks 4 Fisher Street, Lewes,  
East Sussex, BN7 2DQ **t:** 01273 477377

**e:** [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk)

[www.lewesestates.co.uk](http://www.lewesestates.co.uk)