



King Henrys Road, Lewes, BN7 1BU
Asking Price: £675,000

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A modern two-bedroom detached house in Lewes's Wallands area. Features an open-plan living space, walled patio garden, driveway, and Ouse Valley views. Offered with no onward chain, this is a contemporary residence.

The Property

Located in the popular Wallands area of Lewes, this Individual two-bedroom detached house on King Henrys Road is available for sale with no onward chain. The property offers a mixture of traditional exterior with contemporary design inside and views across the Ouse Valley from the front.

The Interior is continental style with the bedrooms on the ground floor and the living accommodation upstairs. A canopied porch leads to the entrance hall the stairs lead straight up to the first floor. The main bathroom is on the ground floor with a bath with shower over, wash hand basin set in stone vanity unit and a concealed low level WC. and fully tiled walls and flooring. The second bedroom has a window to the front and sliding mirror fronted wardrobes. The main bedroom is to the rear with a very deep recessed cupboard and further mirror fronted wardrobes. A double aspect room with window to the side and rear. The en Suite shower room has a corner shower cubicle, wash hand basin and concealed WC. Upstairs features an open-plan kitchen, living, and dining room slightly separated by the central staircase.

The kitchen/breakfast area is designed for modern living and entertaining, providing a continuous flow between cooking and dining with an area for a small table by the window offering views across the Ouse Valley. The kitchen is well-appointed contemporary style units with a Neff Four ring gas hob, matching oven and microwave, fridge/freezer, dishwasher and a cupboard housing an Alpha gas fired boiler. The Lounge is triple aspect with french doors opening to a Juliet Balcony. A further door leads to the rear patio.

Outside, the house has a walled patio garden to the rear which offers a good degree of privacy and has room for a table and chairs. A path leads round the side to the front garden which has a further sunny area for seating and flower pots. The property also includes a driveway, providing off-street parking and the property is approached by a wooden gate providing security and making the property very private.

The Wallands location is desirable, known for its residential streets and proximity to Lewes town centre. Residents have access to independent shops, cafes, restaurants, and cultural attractions. Transport links, including Lewes mainline railway station, offer direct services to London Victoria, Brighton, and Eastbourne, suiting commuters.

This rarely available detached house offers a modern home in a sought-after Lewes location. With its contemporary features, views, and no onward chain, early viewing is recommended.

The Location

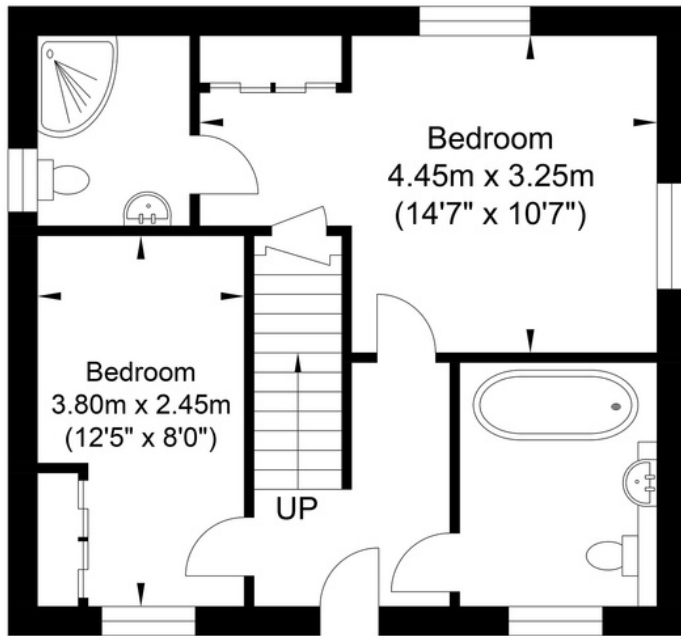
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

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.

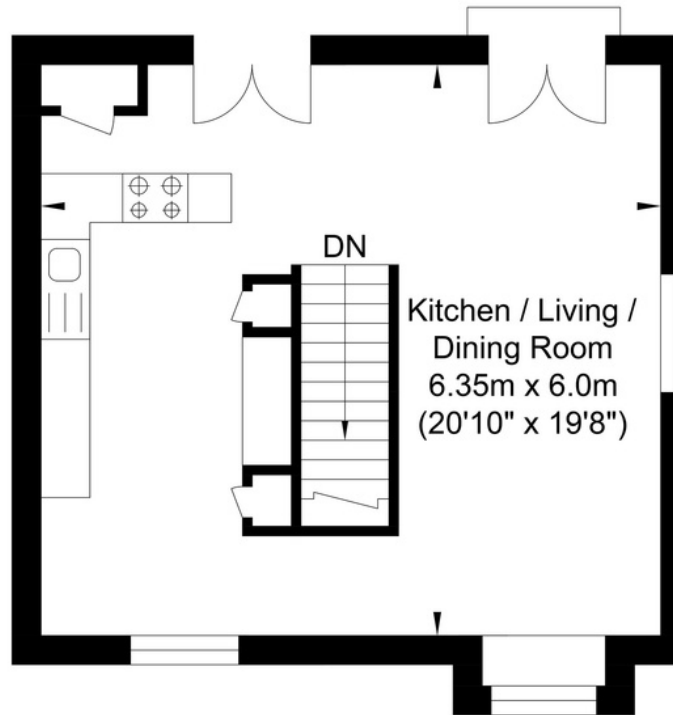
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



King Henry's Road, Lewes



Ground Floor
Approximate Floor Area
399.87 sq ft
(37.15 sq m)

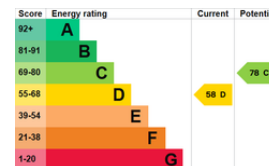


First Floor
Approximate Floor Area
399.87 sq ft
(37.15 sq m)

Approximate Gross Internal Area = 74.30 sq m / 799.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate



Agents Notes

Tenure: Freehold
Council Tax Band: D
EPC - C



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