



Gundreda Road, Lewes, East Sussex, BN7 1PX

£1,400,000



The Property

Located on Gundreda Road in the Wallands area of Lewes, this four bedroom detached family house has been completely refurbished with extended living space and ready for immediate occupancy. A private driveway and garage with double wooden doors, light and power, provide ample off-street parking/storage. The elevated position of the property offers views across the Ouse Valley from the front.

On the ground floor the spacious entrance has stairs with original Oak joinery which lead to the first floor. There are three reception rooms, providing flexible space for various uses. The front room would make an ideal snug or home office with a window overlooking the front. The main living room has a bay window to the front, woodburning stove set in the fireplace and double doors into the conservatory. The conservatory then leads into the garden. The dining room has ample room for a large dining table and overlooks the rear garden.

The extended kitchen/breakfast room has been recently re-fitted with well-appointed shaker style units and ample storage. It serves as a central point for family meals and opens directly onto the rear garden with bi-fold doors. There is a central island with a breakfast bar, space for fridge/freezer, integrated Neff induction hob with extractor hood, matching oven and grill and space and plumbing for a dishwasher. The kitchen opens to the utility room with a stainless steel sink, plumbing and space for washing machine and tumble dryer, wall mounted Glow Worm gas boiler, door to the front and a door to the cloakroom with low level WC.



On the first floor is a spacious landing with loft hatch and pull down ladder. There are four bedrooms. The principle bedroom benefits from the front facing views across the valley and has an en-suite shower room. The property also includes a spacious modern family bathroom with a white suite with a bath with a shower over. Shelved Linen cupboard. The second bedroom is double aspect and has French doors leading to a glass Juliet balcony.

The exterior features a good sized, private, and well maintained garden bordered by mature hedging, suitable for relaxation and outdoor activities. Ample space for outdoor furniture and a large level lawn and is very well stocked. There is a side access gate. The front garden is also bordered by a mature hedge with flower borders.





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 in just over an hour and Brighton in under 20 minutes.

Steeped in history the beautiful town has an 11th century priory, castle, tudor buildings (including Anne of Cleves) and numerous art galleries.

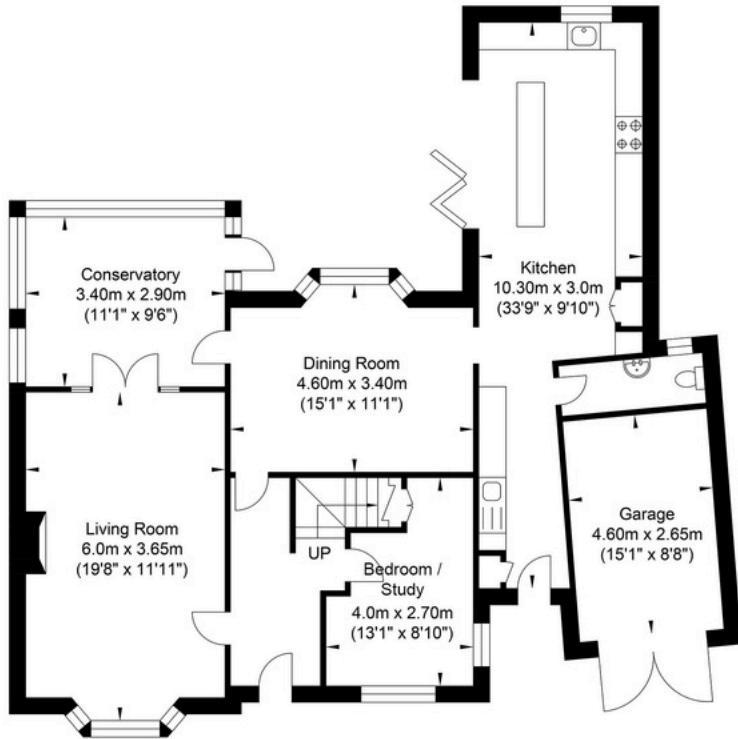
There is an excellent range of supermarkets and independent shops, cafes, restaurants., farmers markets and is renowned for its antique shops. The Depot is a new state of the art three screen cinema and the internationally recognised Glyndebourne Opera House is located 4 miles from Lewes.

There are high quality sports facilities including Lewes Leisure Centre. Most sports have active clubs and facilities including for Sailing/Rowing, Golf, Tennis, Football, Cricket, Rugby, Bowls and many more.

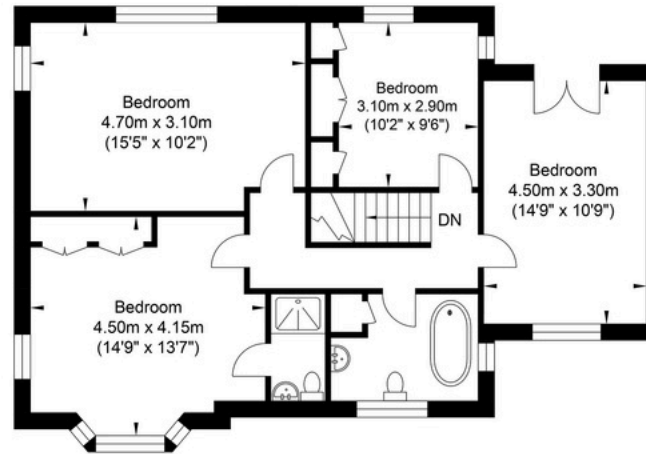
There are both state and private schools covering Infant, Primary, Secondary and Tertiary education.



Gundreda Road, Lewes



Ground Floor
Approximate Floor Area
1134.51 sq ft
(105.40 sq m)



First Floor
Approximate Floor Area
775.43 sq ft
(72.04 sq m)

Approximate Gross Internal Area (Including Garage) = 177.44 sq m / 1909.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure - Freehold
EPC - TBC
Council Tax Band - F



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