

£500,000 offers in region of

2 Harveys Way, Lewes, East Sussex, BN7 2JW

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Overview...

A great opportunity to purchase this beautifully presented and recently updated three double-bedroom family home, ideally situated in the heart of the highly sought-after Cliffe area of Lewes. Enjoying a central location, the property is within easy walking distance of a range of local shops, amenities, and riverside walks, while the railway station schools are also accessible nearby.

This super property has undergone an extensive program of improvement works and now boasts bright and spacious accommodation arranged over three floors. The ground floor features a stylish contemporary kitchen/dining room, while to the rear, a living room features a fireplace and overlooks the rear patio. A cloakroom/wc completes the ground floor.

Over the first and second floors are three double bedrooms, two boasting fitted wardrobes and all enjoying a pleasant outlook with views towards the South Downs. As well as a modern bathroom fitted with a bath and separate shower unit.

Outside, the property enjoys allocated parking to the front and southerly facing private patio to the rear.









The property…

KITCHEN/DINING ROOM- A wonderful, light and airy space, fitted with a comprehensive range of Shaker style wall and base cupboards with complementing wood worktops, one and half bowl sink with front aspect double glazed window above, bringing in natural light and overlooking the front of the property., 4 ring gas hob with patterned tiled surround, integrated oven below and space for further appliances. With space for a generous dining table, a great room to assist everyday family living. Built in cupboard under stairs and door to-

GROUND FLOOR LANDING- Stairs to first floor and doors to principal rooms

CLOAKROOM/W.C.- White low-level W.C., wash hand basin with set in vanity unit

SITTING ROOM- A good size room with double glazed window overlooking the rear courtyard garden, timber feature fire surround. To the rear a floor to ceiling window enhances natural light while a door leads to the courtyard garden and provides alternate access

FIRST FLOOR LANDING- Stairs to second floor, linen cupboard and doors to principal rooms

BEDROOM- A super double room with rear aspect double glazed windows, enjoying a pretty outlook and built-in wardrobe

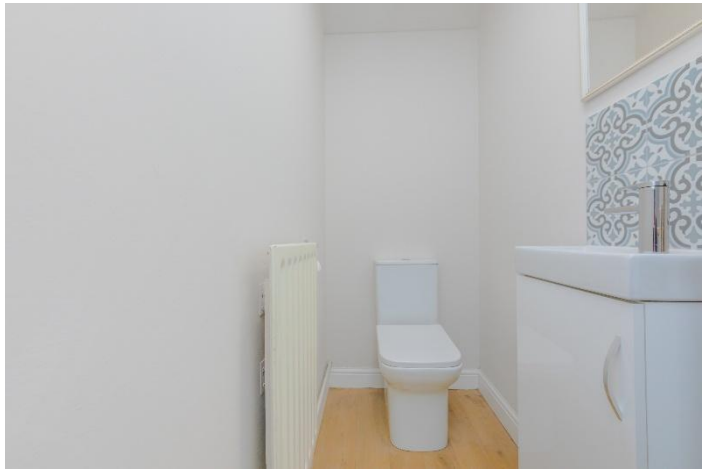
BEDROOM- A good size double room with front aspect double glazed window, built in wardrobe

BATHROOM- Fitted with a modern suite comprising a panel enclosed bath with tiled surround, separate shower enclosure with tiled surround and glass doors, pedestal wash hand basin, low level W.C. and skylight enjoying far-reaching views

BEDROOM- Occupying the second floor, a generous double bedroom, enjoying an abundance of natural light through the southerly facing rear window and skylights providing views of the South Downs. Vaulted ceilings and hatch to loft; a fantastic, versatile space ideal as a principal room or as a convenient study space











Outside…

FRONT GARDEN- Brick paved with space for a vehicle, steps lead to the front door, while a convenient extra store sits to the side

REAR GARDEN- To the rear of the property, enjoying a southerly aspect, a paved patio courtyard is enclosed with a brick wall and pedestrian gate. Providing alternate access to the property and easy access to Cliffe High Street

PARKING- Allocated, to the front of the property





Please be advised CGI images placing furniture into the property have been used in the marketing of this property. This has been used to provide a visual aid to suggest where furniture could be placed within the property.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929







Location…

Harveys Way is located in the Cliffe area in the heart of the historic Lewes Town Centre. The property is moments from the hustle and bustle of the pedestrianised Cliffe High Street. Cliffe High Street is home to a number of boutique shops, antique centres, restaurants and cafes, including the original Bill's.

Harveys Way is within striking distance of the South downs National Park but also scenic river walks, and the Railway Land Nature Reserve.

Lewes Mainline Railway Station is just a 12-minute walk offering direct services to Brighton, Gatwick and London. The High Street is even closer at just a 1-minute walk (source Google Maps.

Lewes caters for schooling of all ages including The Old Grammar School and boasts The Depot Cinema, Leisure Centre and Pells Open Air Swimming Pool, along with many public parks and recreation grounds and 3 major supermarkets.

Tenure – Freehold

Gas Central Heating

Double Glazing.

EPC Rating – D

Council Tax Band – D

Viewing recommended

Harveys Way, Lewes



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Ground Floor
Approximate Floor Area
514.83 sq ft
(47.83 sq m)

First Floor
Approximate Floor Area
448.31 sq ft
(41.65 sq m)

Second Floor
Approximate Floor Area
260.80 sq ft
(24.23 sq m)

Approximate Gross Internal Area = 113.71 sq m / 1223.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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