



Spences Field, Lewes, East Sussex, BN7 2HH

Asking Price £499,995

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Versatile 5 bedroom house in Lewes, offering a unique layout with a self contained apartment option, impressive open-plan living and far reaching views towards the South Downs. The property further benefits from a tiered garden and off street parking.

The Property

Upon entering the hallway features stripped wooden floors that extend a sense of warmth and character throughout. The ground floor is thoughtfully designed to offer exceptional flexibility. A dedicated utility area with worktops and plumbing for a washing machine, provides practical convenience. Adjacent to this, a modern downstairs shower room features a spacious walk-in cubicle, toilet and sink. The two ground floor rooms could serve as bedrooms 4 & 5 or, could be used as a separate one bedroom apartment. From the ground floor is a door to the rear garden.

The front studio room includes its own well appointed kitchen, fitted with solid wood tops and integrated appliances and the rear bedroom over looks the garden. This arrangement makes it ideal for a variety of uses, whether as an independent living space for a family member, a dedicated home office, or even a potential income stream.

Ascending to the first floor is a large, open-plan living and dining space. This expansive area offers impressive, far reaching views across the Lewes towards the South Downs. The high specification kitchen features solid wood worktops, a classic double butler sink, and a 7-ring range style cooker. Further enhancing its functionality are a selection of cupboards, drawers and integrated appliances, including a dishwasher and washing machine.

On the top floor is the modern family bathroom equipped with a bath and a shower over. There are three further bedrooms on this level, two generous double bedrooms benefit from fitted storage and impressive views from the front aspect. A versatile single bedroom, which could also serve as an ideal home office, completes the sleeping accommodation.

Externally, the property offers a tiered rear garden with a timber deck, a useful storage shed and a raised patio area with steps. To the front of the property there is off street parking.

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.



Spences Field, Lewes



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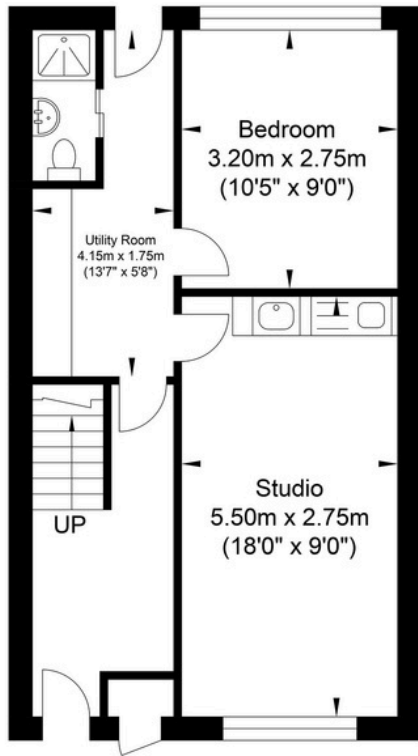
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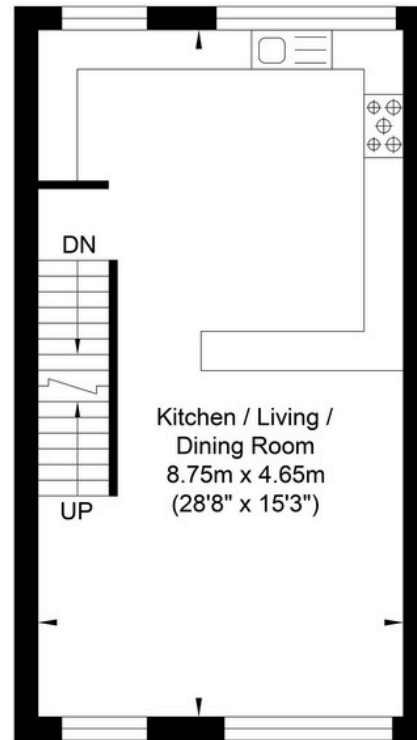


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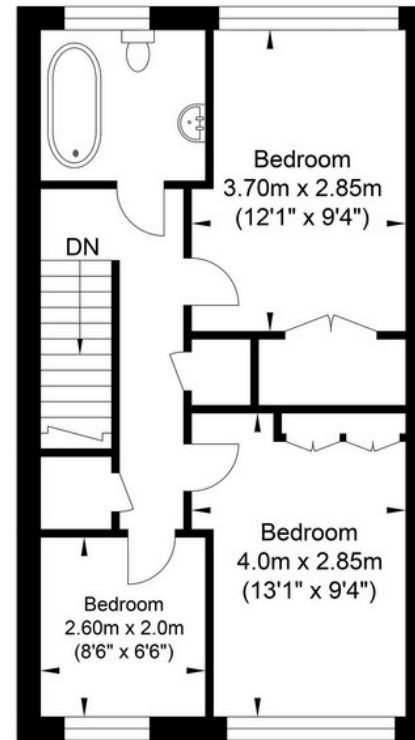
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Ground Floor
Approximate Floor Area
437.98 sq ft
(40.69 sq m)



First Floor
Approximate Floor Area
437.98 sq ft
(40.69 sq m)



Second Floor
Approximate Floor Area
437.98 sq ft
(40.69 sq m)

Approximate Gross Internal Area = 122.07 sq m / 1313.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		



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