



**Guide Price**  
**£1,200,000**

**Freehold**

3x  1x  1x 

**Gundreda Road, Lewes,  
East Sussex, BN7**

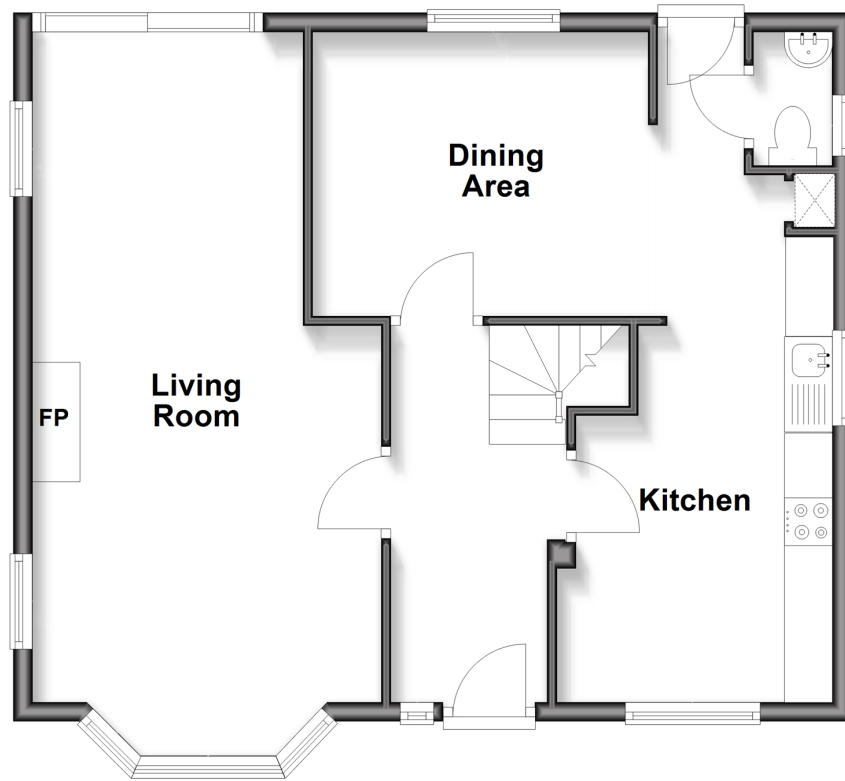
**OVER 60?**

Secure this property  
for up to **59% less!**

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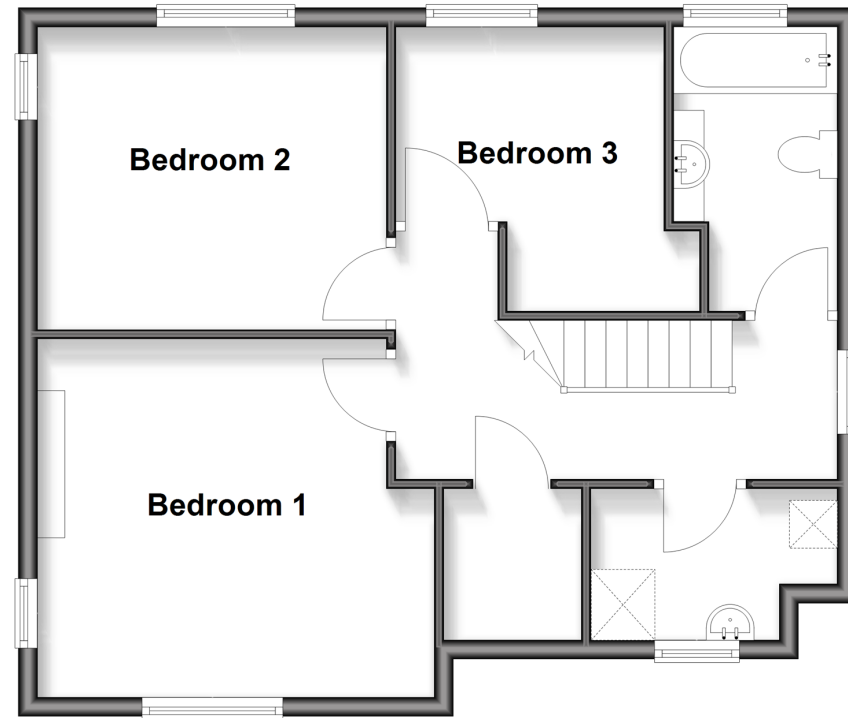
## Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Living Room: 25'5 x 12'0 (7.75m x 3.66m)

Kitchen: 24'1 x 10'0 (7.35m x 3.05m)

Dining Area: 11'5 x 10'0 (3.48m x 3.05m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 12'9 (4.12m x 3.89m)

Bedroom 2: 12'0 x 10'4 (3.66m x 3.15m)

Bedroom 3: 10'0 x 9'3 (3.05m x 2.82m)

Bathroom

Utility Room: 8'3 x 5'2 (2.52m x 1.58m)

### OUTSIDE

Front & Rear Gardens

Garage & Driveway



## Main features

- A fantastic, stylish 1930s family home
- Located on a premier road in this vibrant, historic town
- Superb garden with stunning views over the town towards the South Downs
- Character features such as picture rails, fireplace and stained glass windows with modern fittings
- Scope to extend (subject to planning permission)
- Walking distance to shops, schools & station



### Nearest Schools

Primary Schools: Wallands Community Primary 0.1 miles, Pells C of E Primary 0.2 miles, St Pancras Catholic Primary 0.2 miles  
Secondary Schools: Lewes Old Grammar School 0.4 miles, Priory School 0.9 miles, Owlswick School 1.4 miles



### Transport Information

Train Stations: Lewes 0.7 miles, Cooksbridge 1.7 miles, Glynde 3.3 miles



### Address

Gundreda Road, Lewes, East Sussex, BN7



### Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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