



The Avenue, Lewes, East Sussex, BN7 1QT



The Property

Located on the highly sought after The Avenue in Lewes, this Edwardian semi-detached family home offers character and modern comfort. With four generous bedrooms, three bathrooms, and two versatile reception rooms, this property is well suited for family living.

Upon entry from the spacious entrance hall the property's timeless elegance is evident, with original features and parquet flooring preserved throughout, blending with modern upgrades. The heart of this home is the exceptional kitchen/dining room. This expansive space is ideal for cooking and entertaining, featuring high-quality Bosch fittings and a Belling Range cooker. The central Island provides a focus for the room. Bi-fold doors connect this area to the landscaped garden, creating a seamless indoor-outdoor living experience. A concealed utility room adds to the practicality of this space with plumbing for washing machine and tumble dryer and the hot water cylinder in this room hidden concealed behind doors. Freestanding Fisher Paykel Fridge/freezer. There is a downstairs cloakroom under the stairs. The sitting room to the front has a square bay window from which you can see Lewes Castle and The Paddock across the road. There is a wood burning stove set in a brick fireplace with shelving in the chimney recess.

On the upper floors, you will find four well proportioned bedrooms. The principal room to the front has elevated views to The Castle and The Paddock and has a wardrobe and original cast iron fireplace with feature tiling. Beside this room is a bathroom with a freestanding Slipper bath. There are two further shower rooms with showers and Low Level WC and wash hand basin set in Marble. Two bedrooms to the rear overlook the rear garden, one with a sleeping platform, and another double bedroom has a staircase up to a Mezzanine sleeping area and a further wash hand basin set in Marble. The layout offers flexibility to suit various family needs. There is further loft storage space and high Velux windows make this a very light landing.



The exterior of the property is equally appealing. The meticulously landscaped garden provides a tranquil oasis for relaxation and recreation with large lawn, deep flagstone patio and a gravel path leads to the outbuilding which is a significant bonus. The dedicated home office located within the garden, offering a quiet space for remote working or creative pursuits, separate from the main house with both light and power. Further enhancing the property's appeal is a double garage to the front, providing secure parking and additional storage, a valuable asset in this desirable location. The front garden has gentle steps up to the front door and there is a side access gate and the Air Source Heat Pump is located here.

Situated in The Avenue, one of Lewes's most prestigious addresses, the property benefits from excellent access to the town's vibrant centre, known for its independent shops, cafes, and historic attractions. Lewes offers a high quality of life, with good schooling options, beautiful surrounding countryside, and convenient transport links to London and Brighton. This home is offered to the market with no onward chain, simplifying the buying process. An internal viewing is recommended to fully appreciate the charm, space, and quality on offer in this exceptional Edwardian residence.





The Location

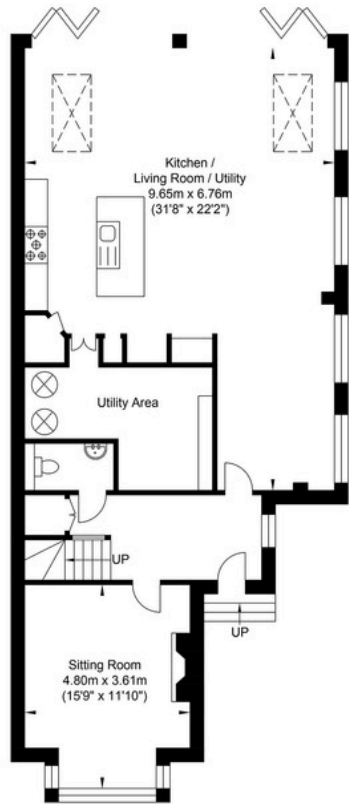
Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings.

Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

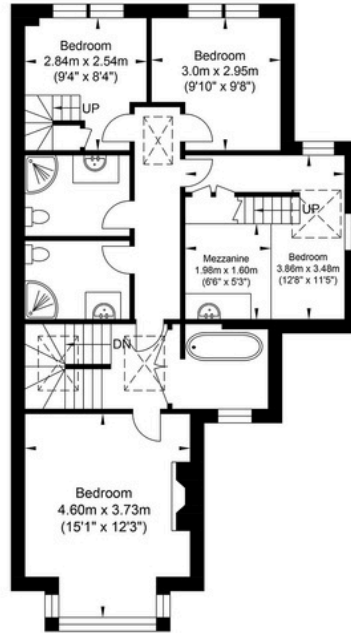
Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children.

Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.

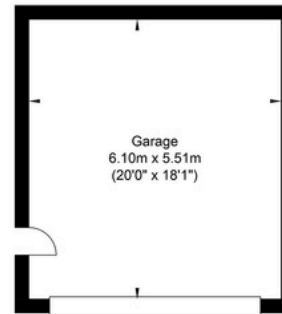
The Avenue, Lewes



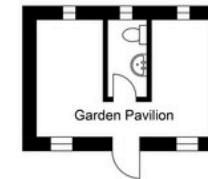
Ground Floor
Approximate Floor Area
973.59 sq ft
(90.45 sq m)



First Floor
Approximate Floor Area
910.08 sq ft
(84.55 sq m)



Garage
Approximate Floor Area
361.77 sq ft
(33.61 sq m)

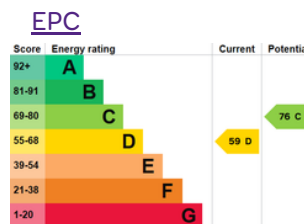


Outbuilding
Approximate Floor Area
104.84 sq ft
(9.74 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 175.0 sq m / 1883.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes
Tenure - Freehold
EPC - D
Council Tax Band - E



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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