



Park Drive, Lewes, East Sussex, BN7 2FW

Asking Price £685,000

Park Drive, Lewes, East Sussex, BN7 2FW

A superbly presented 3 bedroom, 2 bathroom townhouse in Lewes. Features include an open-plan living area, stylish decor, a double carport with EV charging, and an established garden with a decked seating area. Immaculate throughout.

The Property

A superbly presented 3 bedroom, 2 bathroom townhouse in Lewes. Features include an open-plan living area, stylish decor, a double carport with EV charging, and an established garden with a decked seating area. Immaculate throughout.

The covered entrance porch leads to the entrance hall with a stylish feature wall. There is a downstairs cloakroom and a door to the utility room with plumbing for the washing machine and a cupboard housing an 'Ideal' gas fired combi boiler. On the first floor double black 'crital' style doors open to the open-plan kitchen/living, and dining room which forms the central living space. This area is suitable for daily family life and entertaining. The kitchen is well appointed with storage and workspace. There is a 'Bosch' 5-ring induction hob with extractor over, oven, microwave, warming drawer, integrated fridge/freezer and dishwasher. There is a breakfast bar and ample food preparation area with Quartz worktops. Off the kitchen is a walk in larder/storage room with display shelving a further worksurface, a wine cooler and space for a small desk if this was to be a study.

The lounge area has a feature acoustic wall, feature radiators, central pendant ceiling lights and a balcony leading off.

The second floor the property includes three bedrooms and a bright landing with opening Skylight and a deep linen cupboard. The main bedroom provides a private space to the front with a built in wardrobe and an en suite shower room with a fully tiled shower featuring Porcelanosa tiles. The bedroom to the rear has a fitted wardrobe and bedroom three has a window to the front of the property. The family bathroom has a contemporary suite with a bath with shower over and a concealed WC, vanity unit below the wash hand basin and a heated towel rail.

A key feature is the double carport, which includes integrated separate secure storage to the rear. An 'Ohme' EV charging point is installed, providing a modern amenity for electric vehicle owners.

Outside, the established garden offers a private outdoor area. A decked seating area is suitable for outdoor dining or relaxation. There is an area of lawn, outside lighting and raised flower beds with established contemporary style plants. This garden is designed for low maintenance and is bordered by wooden fence.

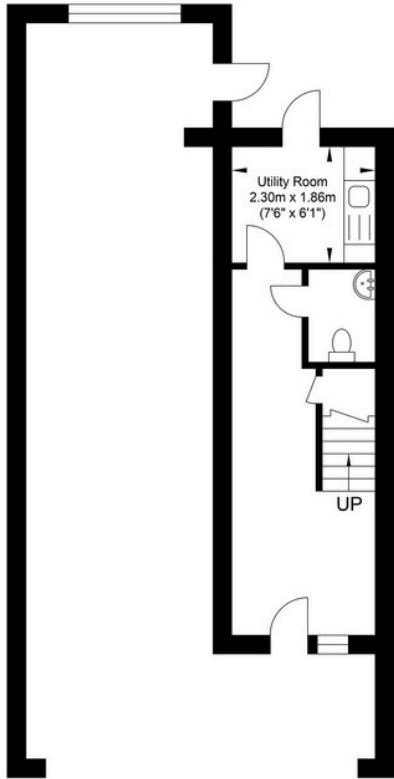
Lewes is a sought-after location known for its streets, independent shops, and cultural scene. It offers good transport links. Residents have access to local amenities, schools, and countryside walks. The mainline railway station provides direct services to London and Brighton, suitable for commuters. Having been recently built this property is a stylish well equipped home in a prime location with the remainder of a new home warranty. Its presentation, modern features, and desirable location make early viewing recommended to appreciate this Lewes townhouse.

The Location

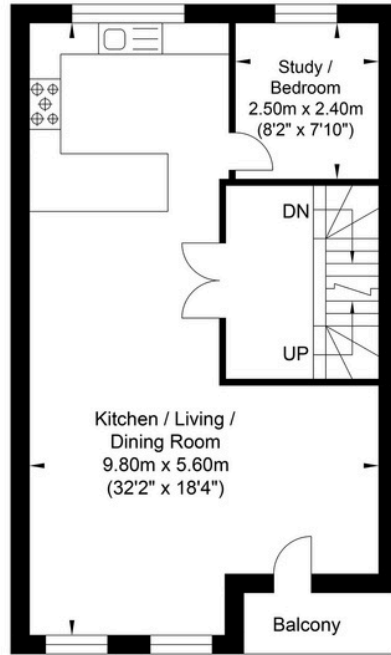
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 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.



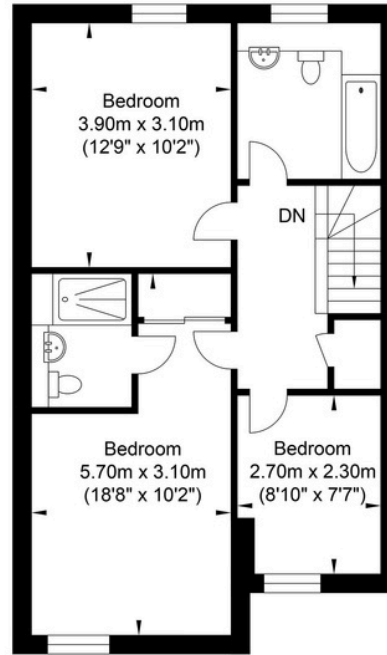
Park Drive, Lewes



Ground Floor
Approximate Floor Area
139.39 sq ft
(12.95 sq m)



First Floor
Approximate Floor Area
564.67 sq ft
(52.46 sq m)



Second Floor
Approximate Floor Area
556.38 sq ft
(51.69 sq m)

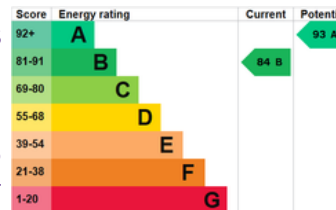
Approximate Gross Internal Area (Excluding Garage) = 117.10 sq m / 1260.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold

EPC - B

Council Tax Band - F



Oakley

Your Sussex Property Expert

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

We also have offices in:
Shoreham by Sea
Brighton & Hove



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.