

Mill Road, Lewes, BN7 2RU
Asking Price £595,000

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Beautifully presented three bedroom semi detached house on Mill Road Lewes, offering modern living, a large garden, and distant views to the rear . Located overlooking a green, with direct access to the Downs.

The Property

This immaculate three bedroom semi detached house on Mill Road offers an exceptional opportunity for buyers. Boasting modern comforts and desirable features, this property is move in ready.

The property is approached by an attractive porch, leading to an entrance hall. The double aspect lounge/dining room has windows overlooking the front and rear garden. There is a feature fireplace with brick surround and a wooden mantelpiece. The modern kitchen is thoughtfully designed with contemporary fittings and ample wall and base storage and a built in electric oven and grill, freestanding fridge/freezer and a central island. A door leads to the garden with a covered lobby. A separate utility room offers practical convenience with a low level WC, sink unit with cupboards, plumbing for a washing machine and part tiled walls. there is a study which is very useful providing additional ground floor space.

Upstairs on the landing is a roof light and a hatch access to the loft space. The property includes three well proportioned bedrooms. The main bedroom is double aspect with a distant countryside view to the rear and has fitted wardrobes with hanging rails and a further cupboard housing the gas fired combi boiler. The modern bathroom is well appointed with a white modern suite and fully tiled walls.

Externally, the property enjoys a pleasant outlook to the front, directly overlooking an area of green, providing a sense of openness and the property is approached via a few steps with a handrail and a neat lawn. The rear garden is a particular highlight can be accessed via a side gate being generously extended around the corner and predominantly laid to lawn, offering an expansive outdoor space for children to play, al fresco dining, or simply unwinding.

There is a raised decked area for table and chairs. This substantial garden provides a private space, perfect for enjoying the warmer months and offers a good degree of seclusion with two timber garden sheds.

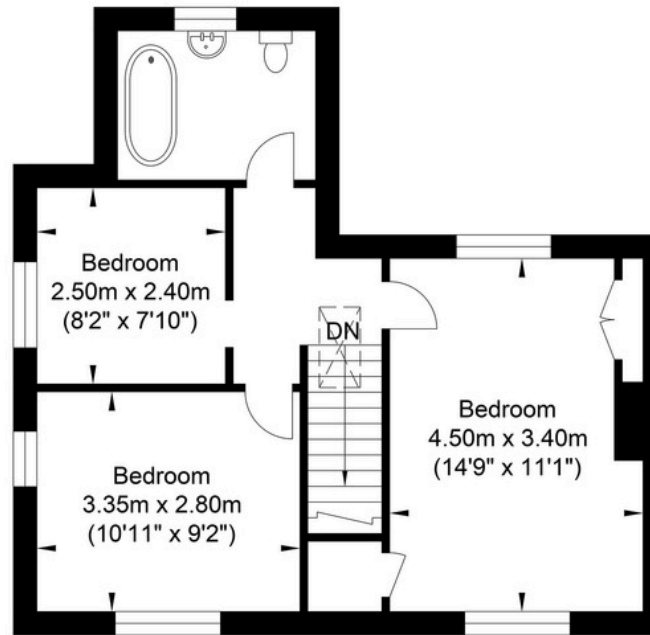
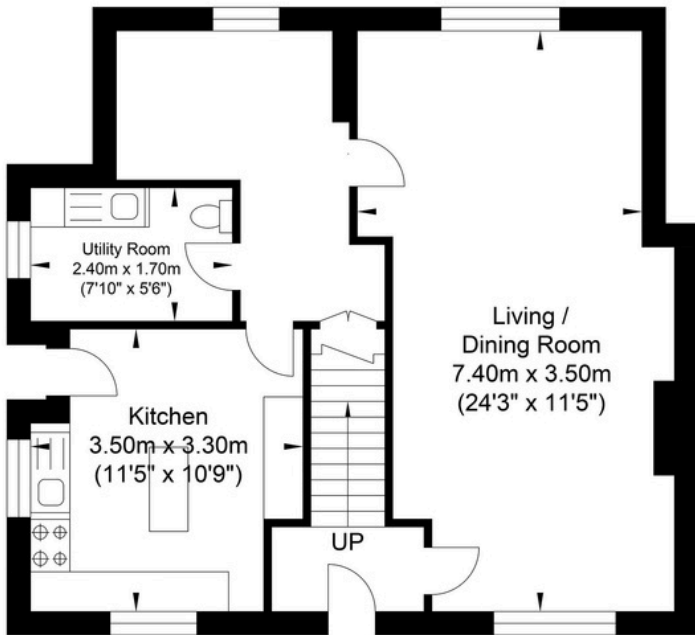
Location is paramount, and this home excels. Situated at the end of the road, residents benefit from direct access to the Downs, an invaluable amenity for walkers, cyclists, and those who appreciate the outdoors. This makes it an ideal choice for families and individuals seeking a balanced lifestyle.

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.



Mill Road, Lewes



Ground Floor
Approximate Floor Area
601.37 sq ft
(55.87 sq m)

First Floor
Approximate Floor Area
462.52 sq ft
(42.97 sq m)

Approximate Gross Internal Area = 98.84 sq m / 1063.90 sq ft

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



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55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - D



Please note:

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