



Highdown Road, Lewes

**Lewes
Estates**

We are delighted to offer for sale a newly renovated and redecorated 2 bedroom semi-detached house with additional loft 'snug' in the popular Nevill area of Lewes. Featuring a new kitchen, bathroom, fixtures and fitting and flooring throughout, this stylish property is move in ready! Further benefits include new electrics, plumbing and boiler, a driveway suitable for 2-3 cars, front and back gardens, outbuildings, and direct access to the Downs via the rear garden gate.

The Nevill area has become a popular choice for a multitude of buyers given it's picturesque position next to the South Downs and nearby scenic walks. The area has a handy convenience shop, frequent local bus service to the town centre, recreation ground, and close proximity to Wallands Nursery and Primary School and also St Marys Social Centre.

Lewes town centre and mainline railway station are approximately 30 minutes on foot. The historic town offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are highly regarded primary schools, Priory Secondary School and also Sussex Downs College within walking distance. The railway station offers direct services to Brighton in just 20 minutes and London Victoria in under an hour.



The front door opens into a handy part glazed porch providing useful storage and retaining natural light into the property. You proceed into the lobby with the stairs ascending to the first floor and door into the living room.

The living room features a south facing bay window and is open to the dining room. The ground floor utility room has a sink with counter space and storage under, a low level WC and space and plumbing for a washing machine and tumble dryer. The newly fitted kitchen at the rear of the property comprises of wall and base units, gas hob, electric oven and grill, ceramic sink, integrated dishwasher, integrated fridge and freezer and solid wood countertops. There is also a breakfast bar and double doors providing access to the rear garden. The ground floor further benefits from newly fitted wood effect flooring, new radiators and neutral décor throughout.

Upstairs you will find the master bedroom to the front of the house which features a built in wardrobe, fitted shelves and a new carpet. The second bedroom also has extensive fitted storage cupboards and a new carpet. The spacious shower room has been tastefully designed with a tiled marbled floor, part tiled walls, large shower enclosure, wash hand basin set into vanity and and low level WC.

Within the shower room, an enlarged hatch and folding timber ladder offers access to the attic room 'snug'. This unique space which has been lovingly designed and decorated and features a Velux



window, eaves storage, carpeted floor, lighting and power connections. A secret haven perfect for occasional guests, movie nights and gaming!

Outside you will find a good sized driveway to the side of the property suitable for 2-3 cars. The front garden is laid to lawn and enclosed by low brick wall. To the side of the property you will find a workshop and there is a further garden store providing useful storage space. The generous rear garden has been terraced to offer a paved patio area adjacent to the house, brick walls and steps leading up to the lawns. The rear garden gate takes you directly onto the South Downs.

Internally viewing of the meticulously renovated property is highly recommended. Please contact our office by phone or email to arrange your appointment.

- Refurbished 2 Bedroom Semi Detached House
- New Kitchen and Bathroom
- Rewired and Replumbed
- Additional Attic Room 'Snug'
- Utility Room with Downstairs WC
- Front and Back Gardens
- Driveway and Outbuildings
- Direct Downs Access and Spacious Rear Garden

draft



35 Highdown Road, BN7 1QE

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft

Loft = 7.5 sq m / 81 sq ft

Outbuildings = 10.8 sq m / 116 sq ft

Total = 100.1 sq m / 1077 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274546)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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