



Hereward Way, Lewes

**Lewes
Estates**

Hereward Way is conveniently situated within the ever popular Old Malling area of Lewes, being within walking distance of the nearby primary school & the historic town centre with its comprehensive range of shopping facilities & mainline railway station (London Victoria 70 minutes). A local bus service serves the Malling area & the house is within moments of the open South Downs countryside.

Lewes is a great place to shop with so many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the many eclectic pubs. The town also boasts a working brewery situated in the heart of the community on the banks of the River Ouse. Commuters abound with a mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well regarded primary and senior schools. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 3 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.

- Four bedroom family home
- Modernised and updated layout
- Front & rear landscaped gardens
- Detached garden office / workshop
- Potential for large loft conversion STPP
- Modern kitchen with French doors
- Spacious sitting room with French doors
- Further downstairs storage space with potential
- Short walk to town centre



Front Door

Hallway

Storage
7'2 x 6'2

Poss office / utility
7'9 x 6'2

Kitchen
15'11 x 10'10

Sitting / Dining Room
21 x 11'10

First Floor Landing

Bedroom 1
12'7 x 12'2

Bedroom 2
12'2 x 10'7

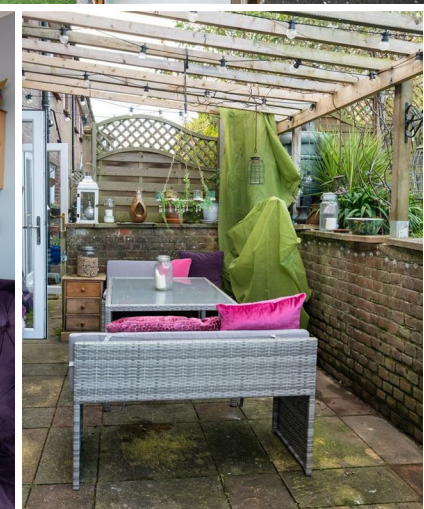
Bedroom 3
10'7 x 9'7

Bedroom 4
10'8 x 8'8

Bathroom

WC

Garden office
12'8 x 9'4



A spacious, light and airy four bedroom family home located in the popular South Malling area of Lewes. This solid home has been modernised and reconfigured to offer flexible and modern home life.

This mid-terraced home offers great value with over 1200 sq ft of modernised accommodation over two floors. The house also has potential for a large loft conversion if required and spare space downstairs that has a range of uses, including an internal office or utility space and storage.

You enter into the spacious hallway, which gives access to the two storage rooms, through to the modern fitted kitchen with double doors opening onto the rear garden. The kitchen has been extended since the original layout. The original sitting room and dining room have been knocked together to offer a large 21ft reception room also benefitting from modern French double doors opening onto the rear garden.

Upstairs you will find four well proportioned bedrooms (all could be doubles if required) and a separate bathroom and wc.

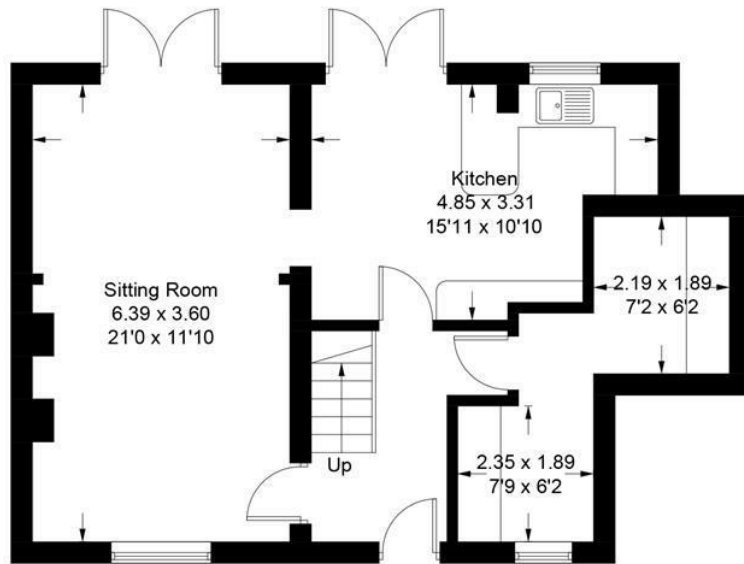
Both front and rear gardens are well stocked and landscaped. The rear garden also has a very useful modern garden office currently used as a pottery workshop, as well as a potting shed.

Internal viewings are highly recommended to appreciate the space and potential of this great family home.

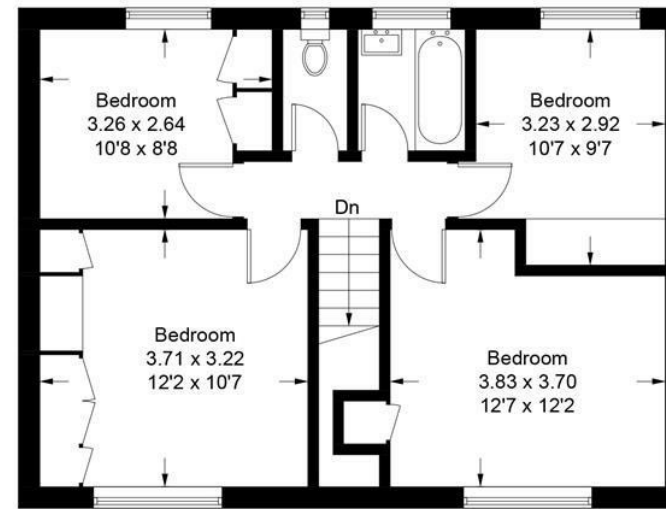
If you would prefer to create your own new home then we also have the next door property on the market at £490,000, which would benefit from modernisation.

Tenure: Freehold
EPC Rating: C
Council Tax Band: C

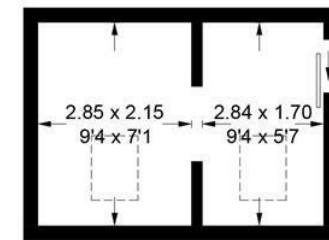




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

Outbuilding = 11.4 sq m / 123 sq ft

Total = 124.1 sq m / 1336 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1032461)



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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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