



King Henry's Road, Lewes

**Lewes
Estates**

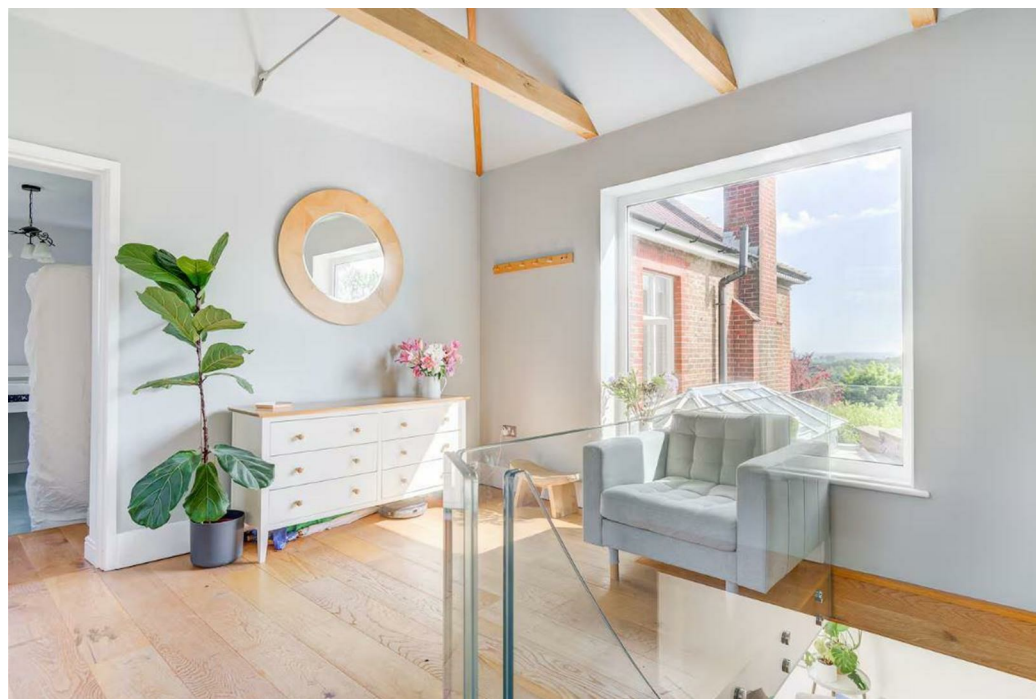
We are proud to present this magnificent four bedroom semi-detached Edwardian property totalling 2692sqft in the much sought after Wallands area of Lewes.

Seamlessly combining beautifully restored period features with contemporary architecture and design, this is a truly bespoke family home with stunning views, multiple outdoor spaces to enjoy, four reception rooms and off road parking.

Situated on the prestigious King Henrys Road, you have access to lovely walks on the South Downs nearby and beautiful far reaching views, whilst still being within a 20 minute walk of Lewes' town centre and mainline station which offers direct services to Brighton (in 20 minutes) and London (in just over an hour).

Wallands County Primary and Lewes Old Grammar Primary schools are both less than 5 minutes on foot, and there are further primary and secondary educational facilities nearby. The Universities of Sussex and Brighton are easily accessible by bus, rail, and road.

Within the South Downs National Park, the county town of Lewes offers an abundance of amenities and travel links combined with picturesque surrounding countryside. Lewes offers an excellent array of independent shops, three supermarkets, the independent Depot Cinema 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. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.





This architecturally exciting and beautifully presented Edwardian family home features beautiful, modern, spacious, and well presented accommodation throughout.

You enter the property into an impressive modern entrance hall with vaulted ceiling, exposed timbers and a large picture window framing the countryside views. A bespoke designer staircase with glass balustrade then leads to the ground floor reception room that offers both dining and study areas and features underfloor heating. Glazed bi-fold doors lead to the garden and large glass doors lead from the dining area through to the dual aspect kitchen/breakfast room.

The modern fitted kitchen features marble worktops and integral Neff appliances including oven, fridge/freezer & dishwasher. Doors from the kitchen lead to a west facing sandstone paved courtyard garden offering space for al-fresco dining and entertaining.

Continuing through from the kitchen you proceed to the original Edwardian internal hallway with it's period checkerboard tiled floor. The drawing room has a feature fireplace and square bay window that overlooks the rear garden. Bi-fold doors separate the living room and a further reception room providing a flexible entertaining space. When opened up this offers an expansive dual aspect room with bay windows overlooking the front and rear gardens. The living room also features a wood burning stove.

The rear garden is landscaped with a circular

lawn enclosed by laurel hedge and fence borders as well as two patio areas. The ground floor also offers a cloakroom, spacious laundry and storage room.

Upstairs on the first floor, bedroom one features a square bay window and double doors that open onto a balcony making the most of the stunning views over the countryside towards the Ashdown Forest. Double doors join bedroom one to bedroom three (which has been previously used as a dressing room and offers expansive fitted wardrobes). Bedroom two has a bay window overlooking the front courtyard and an en-suite shower room with a Duravit suite. Bedroom four has windows to the front, fitted cupboards and access to the first floor reception hall. There is a luxury family bathroom with modern Duravit suite featuring a separate walk in shower enclosure with rainfall shower head, designer bath, underfloor heating and heated towel rail.

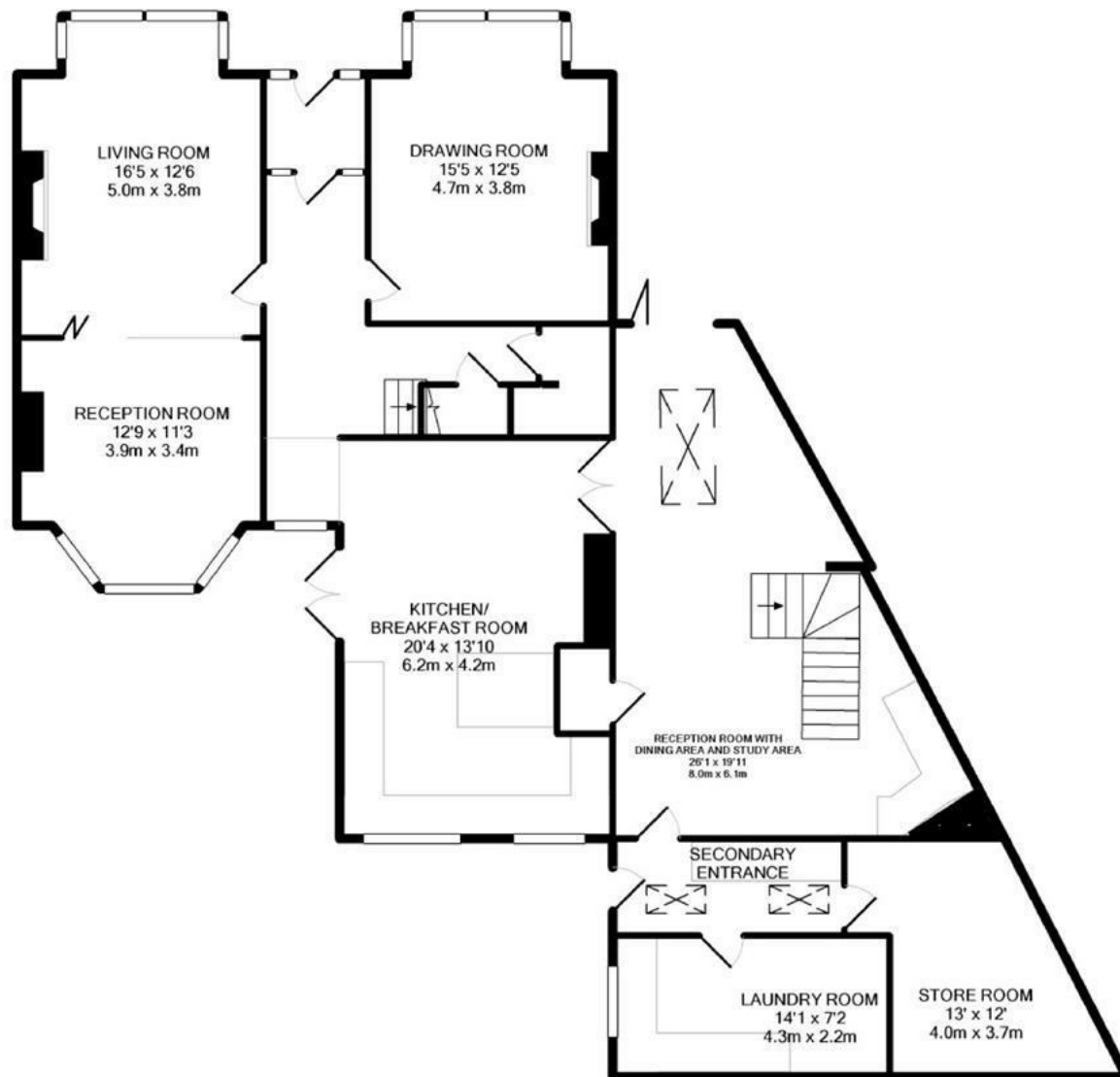
The property also has a large loft space with the potential for conversion subject to the relevant planning permissions. There is gas central heating throughout and off road parking for two to three vehicles with secure electric sliding gate. The property is being sold with no onward chain.

Viewing is highly recommended to fully appreciate all that this superb home has to offer. Please contact our office today to arrange an appointment.

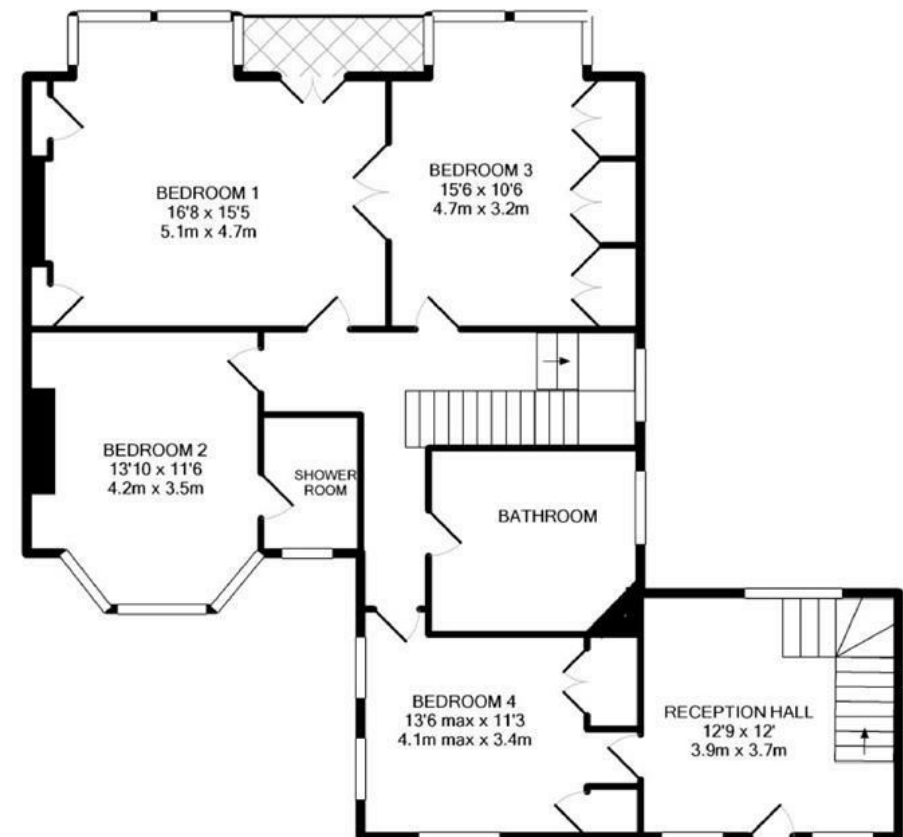
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GROUND FLOOR
APPROX. FLOOR
AREA 1585 SQ.FT.
(147.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1107 SQ.FT.
(102.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2692 SQ.FT. (250.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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