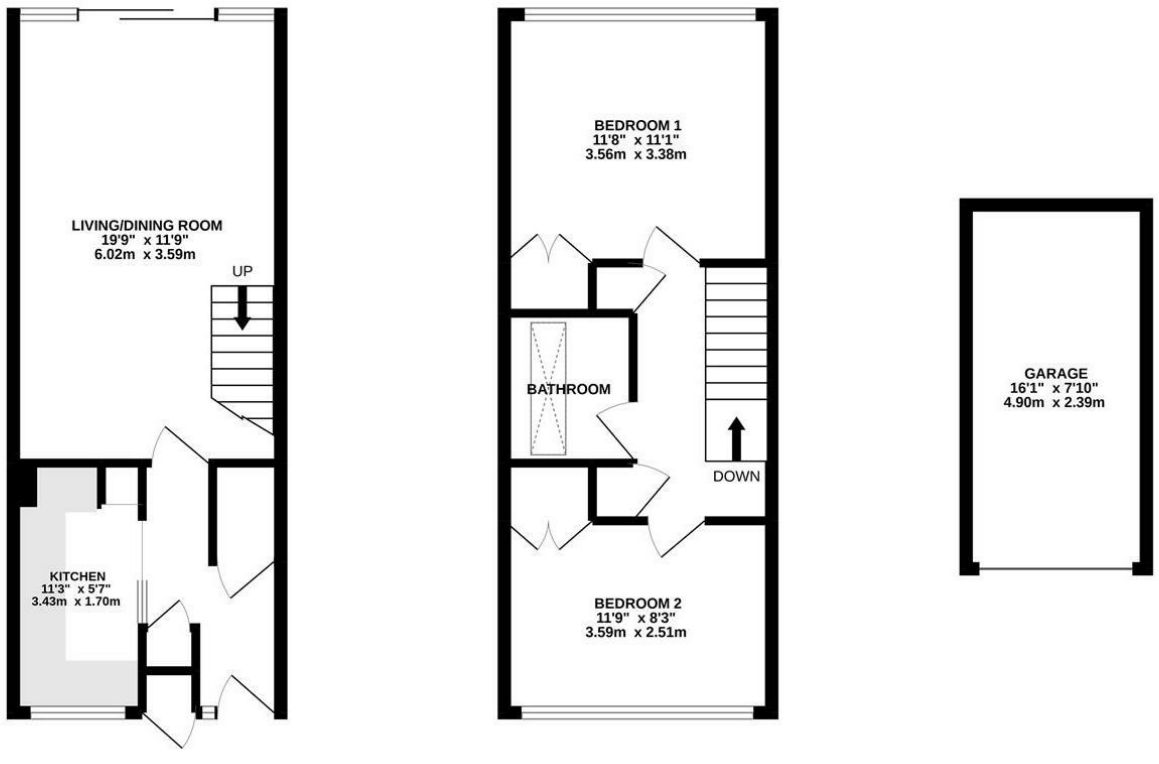
Lewes Estates

Bishops Drive, Lewes

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.

OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LEWES

Offers In Excess Of £350,000

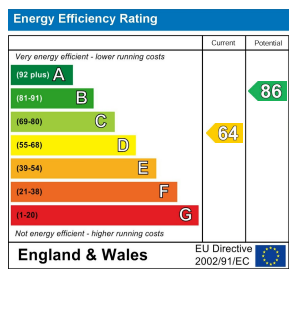
- Popular Barons Down Area of Lewes
- South Facing Rear Garden
- Garage
- 2 Double Bedrooms
- Far Reaching Panoramic Views
- Award Winning 1960's Architecture
- Living Room with views onto Garden
- Modern Kitchen
- Bathroom with Modern Skylight

This architecturally designed home rests in the private Barons Down area of Lewes. Benefitting from 2 double bedrooms, a southerly facing rear garden and garage en-bloc.
The award-winning design cleverly focuses on natural light and open space in the property's layout, with all principal rooms showcasing impressive double glazed windows spanning the entire width of the wall.
The front door opens into an entrance hall with numerous storage cupboards and leads you to the kitchen and living room. The modern kitchen, which has views to the front of the

property, has a clean black and off white finish and boasts generous storage space comprising cupboards, draws and functional surface space.
The living/dining room benefits from patio doors and large double glazed windows that replace the entire south-facing wall providing direct access to and views across the garden.
Stairs then lead up to the first-floor landing, featuring two storage cupboards.
Bedroom 1 is located at the rear of the property and benefits from a beautiful far-reaching, panoramic view of the townscape and the South Downs.
Bedroom 2 has a bright and airy feel as it has the pleasure of the double glazed windows spanning the entire wall width.
The Bathroom is generously fitted with a bath with overhanging shower, WC and a washbasin. With a modern sky light above.
The Garden sits at the rear of the property and is of a southerly aspect. The garden is mostly laid to lawn and is enclosed by a fence, and benefits from a shed located in the back corner.
A Garage is also included in the sale, located en-bloc to the front of the property.
Barons Down is a private estate with a Residents Association which costs each homeowner approximately £360 Per Annum.
EPC Rating D.

directions

From our office in the High Street turn left, proceed up St Annes Hill and into Western Road. At the prison, crossroads proceed straight over into Brighton Road. Continue along Brighton Road and take the fourth left into Montacute Road. Follow the road around to the left and take the first right, still on Montacute Road, and then left into Barons Down Road, follow the road along passing the turning for Delaware Road and continue to the end of Barons Down Road, following the corner around to the left. The property can be found towards the end of a pathway on the left-hand side.



draft

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 the advice of your legal representative.

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