



Hereward Way, Lewes

**Lewes
Estates**

Hereward Way is a popular road in the South Malling area with far-reaching views and easy access to the South Downs, but also an easy walk to Tesco and Aldi superstores which are a level stroll from the property. Lewes town centre is just over 10 minutes walk, with its attractive historic core, period properties, independents shops, public houses, cafes and restaurants. Lewes Railway Station (London Victoria 65 mins, London Bridge 90 mins & Brighton 20 mins) is a 20 minute walk and has the superb Depot Cinema opposite. There is a very popular local primary school close to the property and easy access to Priory Secondary School.

- Spacious 3 double bedroom family home
- Recently modernised throughout
- Newly fitted bespoke kitchen
- New contemporary bathroom
- Dedicated home office
- South-facing garden
- Lovely views
- Popular South Malling area of Lewes



Front Door

Hallway

Sitting Room
12'6 12'4

Kitchen / Diner
18'10 x 10'3

Conservatory
19'2 x 9'8

Study / Family Room
15'3 x 8'2

First Floor Landing

Bedroom 2
12'7 x 11'4

Bedroom 3
12'6 x 8'6

Family Bathroom

Second Floor

Master Bedroom & Dressing Room
20'8 x 12'6

Front Garden

Rear Garden

Workshop



A great opportunity to purchase a modernised, spacious family home benefitting from three double bedrooms, generous reception space, front and rear gardens and a dedicated work from home space.

This comfortable, light and airy family home is located in the popular Malling area of Lewes - a ten minute walk into the centre of town with local shops, open countryside and schools close by.

The property benefits from a south-facing position with the rear garden soaking up the sunny aspect. It also offers views across Lewes town to the South Downs beyond.

The house has been modernised in recent years with the addition of a new kitchen and bathroom as well as some new flooring and décor throughout. It offers flexible accommodation across three floors, ideal for family life!

This family home has a comfortable sitting room with cosy wood burner. The modern kitchen / dining room has contemporary plywood fronts and stainless steel worktops with space for all appliances. This room flows through to the spacious conservatory with panoramic views over the rear garden and beyond, constructed with a newly insulated roof to make it an all year round space. There is also a further room with side access to the front and back of the house - an ideal office, utility room, art room, or family room depending on your needs.

On the first floor are two double bedrooms with views and a newly fitted family bathroom with modern white suite, contemporary brass fittings and terrazzo porcelain tiles. The second floor master suite also offers panoramic views from its large south-facing windows and has a fitted dressing room with spacious walk-in wardrobe at one end. (Agents note : We feel that this room would easily accommodate an en-suite bath or shower room subject to building regulations).

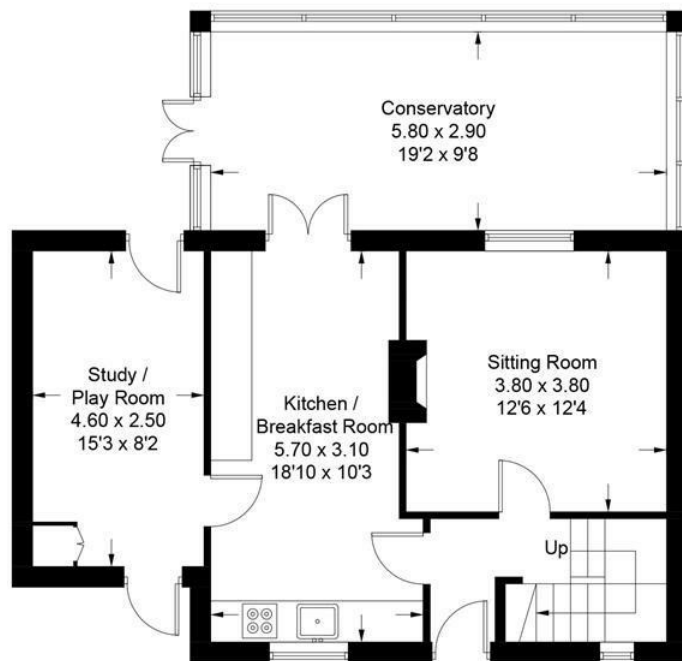
The front garden is landscaped with a number of flowerbeds. There is also space to create an off-road parking space subject to planning permission. The rear garden, as well as being south-facing, offers a newly installed top patio of black slate, a newly decked lower terrace, a lawned area and planted borders. A spacious wood working workshop is tucked into the bottom corner - a very flexible space with electricity connected.

This is a great all-round family home in a popular residential area and close to all amenities. Internal viewings are highly recommended.

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

draft

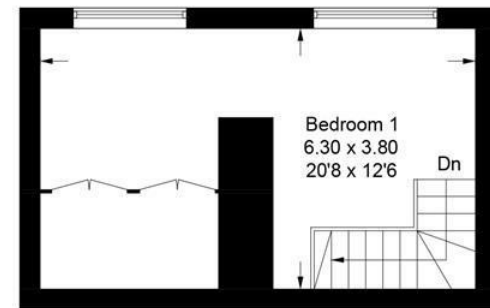




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1014903)



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