



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
- Popular South Malling area of Lewes
- Withing a few minutes walk of town centre and local primary school
- Front & rear gardens
- Garden cabin / office / workshop
- Would benefit from modernisation
- Huge loft with potential to easily convert
- Through Sitting / Dining Room



Porch

Front door

Hallway

Sitting Room
12 x 11'8

Dining Room
11'8 x 8'7

Kitchen
10'10 x 8'11

WC & Storeroom
7'6 x 6'3

First Floor Landing

Bedroom 1
12'9 x 12'1

Bedroom 2
12 x 11'8

Bedroom 3
10'9 x 8'7

Bedroom 4
9'11 x 8'7

Family Bathroom

Gardens

Cabin / office / workshop
11'9 x 8'11



A great four bedroom family home located in the popular South Malling area of Lewes just a few minutes walk to the town centre, amenities and local primary school.

This property offers huge potential to create a modern family home over two floors offering over 1200sq ft of space and the ability to create a large loft conversion if required.

It benefits from both front and rear gardens and has a useful garden office at the rear.

Internally you will find a porch leading into a spacious hallway, a sitting room and dining room with arch in-between and a kitchen. There is also side access to a further storage area and wc.

Upstairs there are four well proportioned bedrooms (all could be doubles) and a family bathroom.

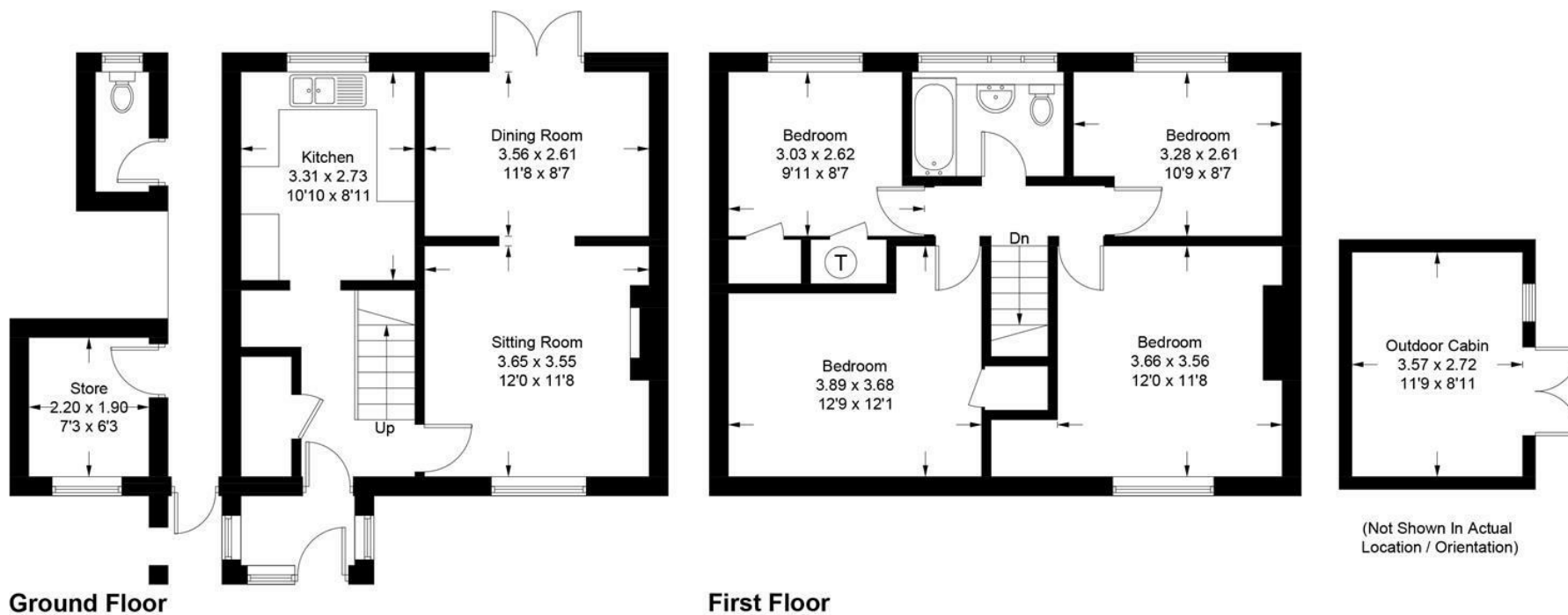
The property would benefit from some modernisation and offers a blank canvas to any buyers wanting to choose how the home evolves from here.

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

If you would prefer to do less modernisation / decorating then we also have the next-door property on the market for £525,000

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





Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft
Outbuildings = 15.6 sq m / 168 sq ft
Total = 115.7 sq m / 1245 sq ft
Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1032664)



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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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