



Warren Drive, LEWES

**Lewes
Estates**

Living in Lewes offers a unique blend of historical charm, natural beauty, and vibrant community life. Nestled in the heart of the South Downs National Park, Lewes provides stunning landscapes and ample opportunities for outdoor activities like hiking, cycling, and exploring the picturesque countryside¹.

The town itself is steeped in history, with landmarks such as Lewes Castle and Anne of Cleves House offering glimpses into its rich past². The annual Bonfire Night celebrations are legendary, drawing visitors from far and wide to witness the spectacular processions and fireworks². This event reflects the town's strong sense of community and tradition.

Lewes is also known for its independent spirit, with a plethora of local shops, cafes, and markets that give the town a distinctive character³. The vibrant high street is perfect for leisurely strolls, offering everything from antique treasures to contemporary fashion. The local food scene is equally impressive, with numerous pubs and restaurants serving delicious, locally-sourced fare.

For families, Lewes boasts excellent schools and a variety of extracurricular activities, ensuring a well-rounded education for children⁴. The town's proximity to larger cities like Brighton and London makes it an ideal location for those who want a peaceful home base with easy access to urban amenities¹.

- 2 bedroom property in Winterbourne
- Impressive ground floor extension
- Larger than average garden
- Allocated parking space
- Sold with no onward chain
- Two double bedrooms
- Bathroom and shower room
- Southerly plot with views and sun



Front Door

Entrance Hallway

WC / Shower Room

Kitchen

11'9 x 10'11

Reception 1

16'5 x 11'9

Reception 2

15'7 x 15

1st Floor Landing

Bedroom 1

11'8 x 9'2

Bedroom 2

11'10 x 8'9

Bathroom

Extensive gardens

Allocated off road parking



Living in a two-bedroom extended house on Warren Drive in Lewes, UK, offers a blend of comfort and charm. This property boasts two double bedrooms and is situated on a southerly aspect plot, ensuring plenty of sunlight throughout the day. The much larger than average garden is perfect for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity of nature.

The house features a main sitting dining room and then an extra vaulted sitting room, providing a spacious and airy feel, ideal for relaxation or entertaining guests. With a bathroom upstairs and a shower room downstairs, convenience is at your fingertips, catering to both family and guests.

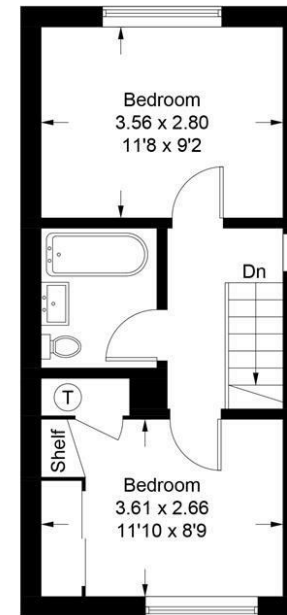
Additionally, the property includes allocated parking, a valuable asset in this sought-after location. The house is also available chain-free, making the moving process smoother and quicker. Warren Drive is known for its peaceful ambiance and proximity to local amenities, making it a desirable place to call home.

This combination of features ensures a comfortable and enjoyable living experience in one of Lewes's most charming neighbourhoods.





Ground Floor



First Floor

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1141407)



t: 01273 477377
e: sales@lewesestates.co.uk

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.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk