



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.

- Three bedroom family home in excellent condition
- Driveway and detached garage
- Front and rear landscaped gardens
- Wood burner in Living Room
- Modern kitchen and bathroom
- Office / Family Room
- Popular South Malling area of Lewes
- 10 minutes walk to town centre
- 5 minute walk to local primary school



Porch
Front Door
Entrance Hall
Living Room
Kitchen
Dining Room
Office / utility

1st Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
WC

Gardens
Garage
Off road parking



A great opportunity to purchase a modernised, spacious family home benefitting from three Bedrooms, generous reception space, front and rear gardens, dedicated work from home space and a rare to find driveway and garage

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 throughout in recent years with the addition of a new kitchen and bathroom, flooring and décor throughout. It offers flexible accommodation across two floors, ideal for family life!

This family home has a comfortable sitting room with cosy wood burner. The modern kitchen / dining room has contemporary grey front with solid wood worktops with space for all appliances. This room flows through to the dining room with panoramic views over the rear garden.. There is also a further room with side access to the front and back of the house - currently used as a home office but could also be an art room or family room depending on your families needs.

On the first floor are two double bedrooms with views , a single bedroom, and a newly fitted family bathroom with seperate wc.

The front garden is landscaped with a number of shrubbery beds and lawn with a path to the modern front door..

The rear garden is a real joy, as well as being south-facing, offers a newly installed decked terrace, a well stocked garden with lawn, planted beds, small trees and bushes - ideal for families and gardeners alike.

Of special note is the rear driveway and detached garage, a rare find and valuable indeed !

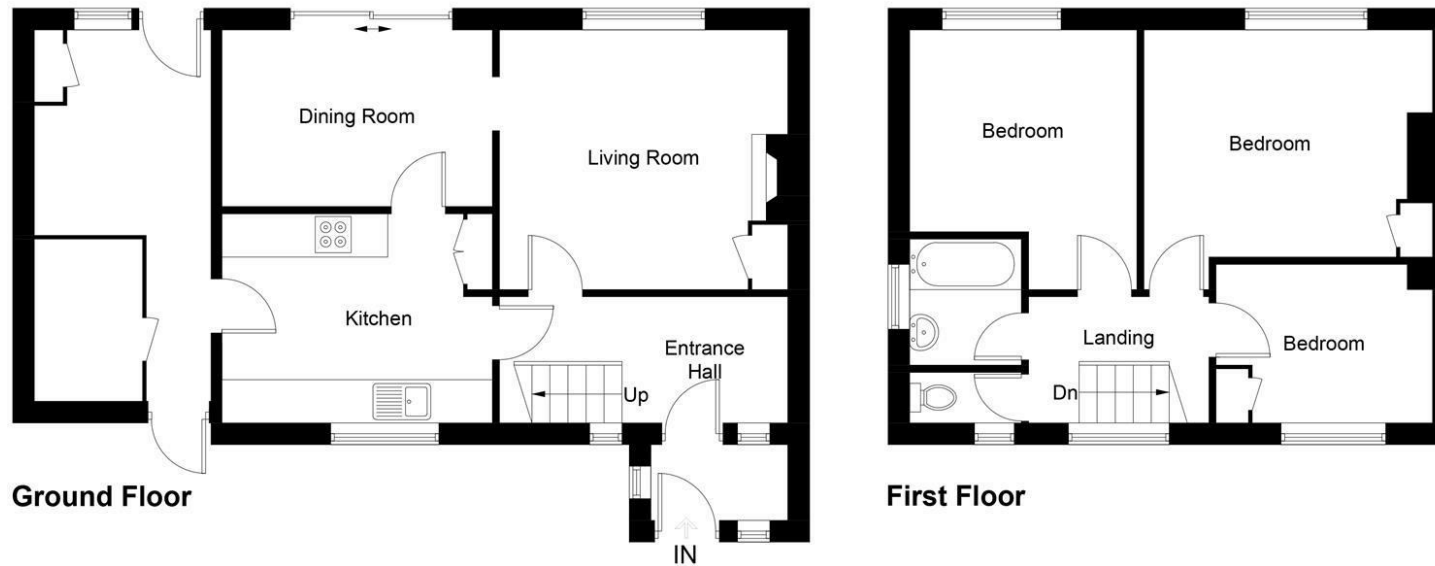
This is a great all-round family home in a popular residential area and close to all amenities. Internal viewings are highly recommended.

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



draft

www.lewesstates.co.uk



Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083134)



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