



Barons Walk, Lewes

Lewes  
Estates

## LEWES

### Offers In Excess Of £400,000

- Popular Barons Down Area of Lewes
- 3 Bedrooms
- South Facing Rear Garden
- Far Reaching Panoramic Views
- Garage
- Kitchen Diner
- Living Room with Wood Burning Stove
- Newly Fitted Family Bathroom
- Award Winning 1960's Architecture

A superb example of an architecturally designed, 3 Bedroom, home in the private Barons Down area of Lewes, with a Southerly Facing Rear Garden and Garage en-bloc.

The Award Winning Design cleverly focuses on Natural Light and Open Space for the layout of the property, with many of the principle rooms having large double glazed windows spanning the full width of each room.

The front door opens into an Entrance Hall with numerous storage cupboards and doors to the Ground Floor WC, Living Room and opening to the Kitchen Diner.

The Modern Fitted Kitchen incorporates a number



of cupboards and drawers and space for appliances, with views from the Dining Area over the front.

The Living Room benefits from hard wood floors, a modern Wood Burning Stove and Double Glazed Windows and a Patio Door spanning with full width of the room with direct views across the Garden.

Stairs then lead up to the First Floor Landing which features a number of storage cupboards. Bedroom 1 is located to the rear of the property, features a fitted wardrobe and benefits from a beautiful far reaching, panoramic view of the Townscape and the South Downs.

Bedroom 2 benefits from a fitted wardrobe and views to the front. Bedroom 3 also benefits from views to the front.

The Newly installed Bathroom is of a generous size and features from a skylight. The white suite comprises of a WC, Wash Hand Basin and Bath with Rain Style Shower over with sliding glass screen door.

The Rear Garden is of a Southernly Aspect and is enclosed by fenced borders.

A Garage is also included in the sale which is located en-bloc to the front of the property. EPC Rating TBC.



## 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 the 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 middle of the lower pathway on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



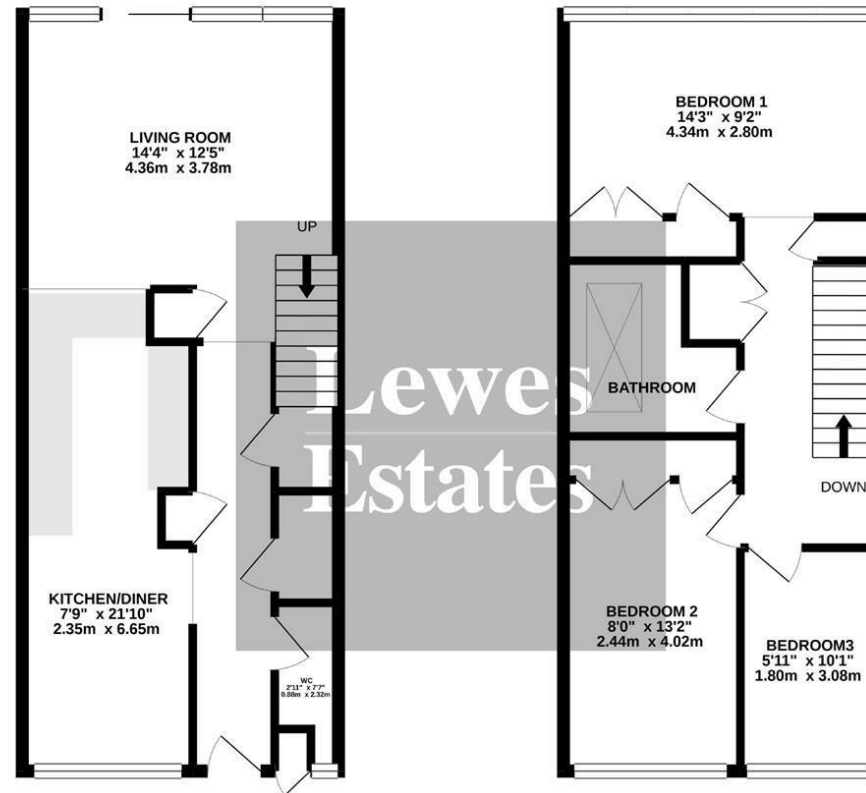
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GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA - 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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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