

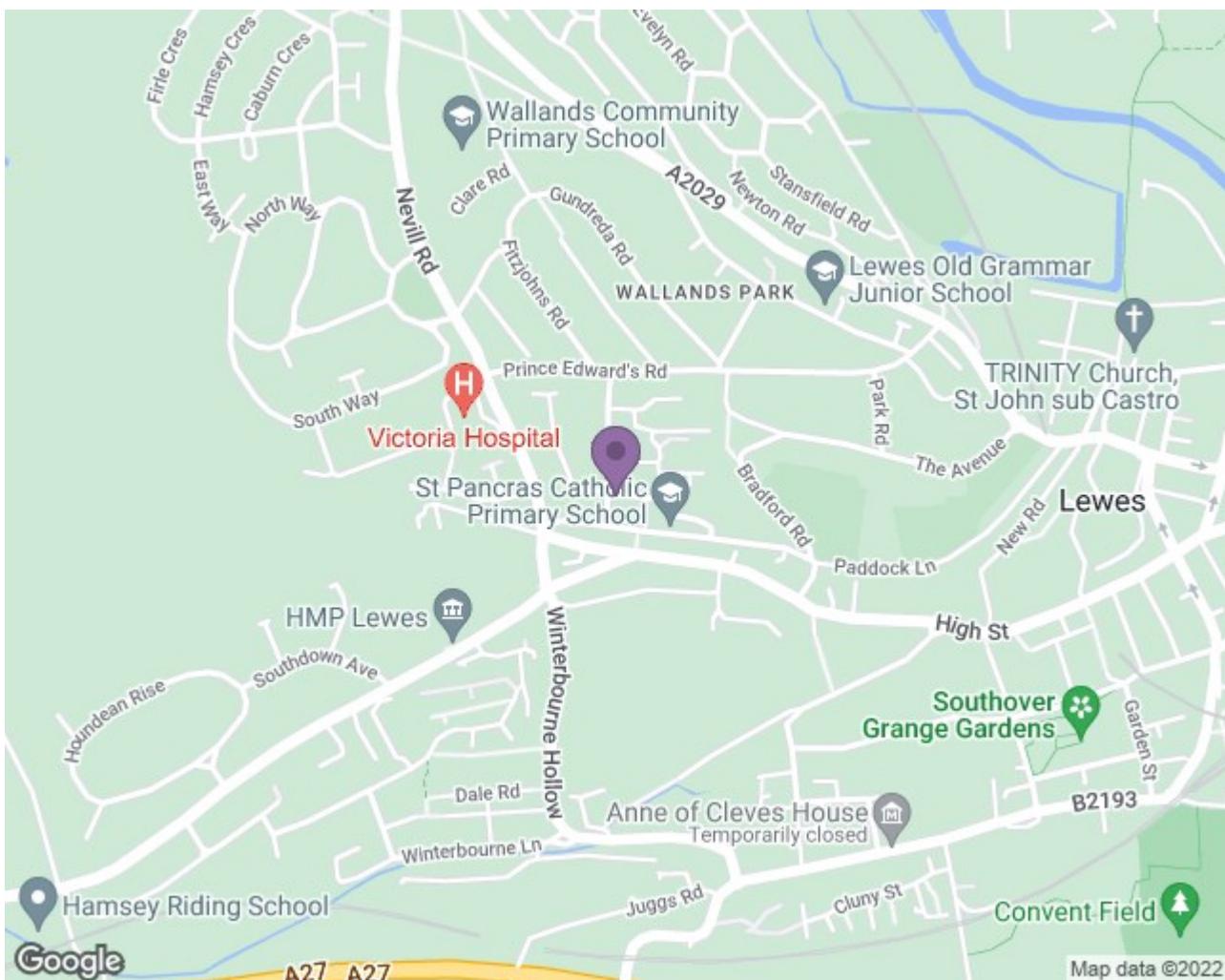
Valence Road, Lewes, East Sussex, BN7 1SH



£525,000

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Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Brighton & Hove City Office Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office Residential Sales, Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office Residential Sales, Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

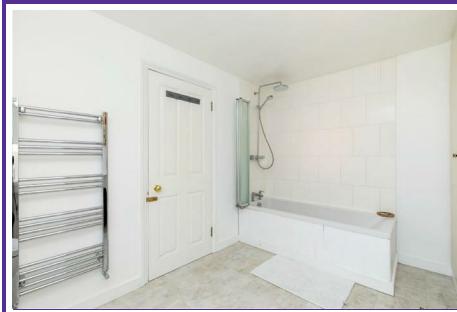
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T 020 839 0888
E enquiries@tlo.co.uk

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- End of Terrace house
- Period features
- New kitchen & bathroom
- Landscaped garden

- Open living space
- Three bedrooms
- Spacious bathroom
- EPC - E



The Property

Beautifully refurbished three-bedroom period house dating back to 1890, conveniently located within walking distance of the Town Centre and station. Open living space with engineered wood floors and a through lounge/dining room with log burning stove and opening to a contemporary kitchen. Upstairs are 3 bedrooms and an impressive bathroom. Extensively refurbished by the current owners the property offers a range of character features. Outside is a private tiered lawned garden with railway sleepers and a timber built shed/ potential office.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

Valence Road, Lewes



Ground Floor
Approximate Floor Area
393.52 sq ft
(36.56 sq m)

First Floor
Approximate Floor Area
441.96 sq ft
(41.06 sq m)

Second Floor
Approximate Floor Area
135.08 sq ft
(12.55 sq m)

Approximate Gross Internal Area = 90.17 sq m / 970.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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T: 01273 487444

Front Entrance
Open street entrance.

Entrance Hall
Partly glazed front door opening into hallway. Built in cupboard housing meters. Door leading to inner hall.

Lounge/ Diner
Central ceiling light fitting and sash window overlooking the front of the property. Engineered wood flooring and two feature fire places with hearth and wooden mantel surround and a feature wood burning stove. Built in alcove storage with shelving. Glazed wooden French doors opening out onto rear garden. Two built in under stair storage cupboards housing plumbing for washing machine and shelving.

Kitchen
Newly fitted contemporary kitchen comprising of wood effect roll top worksurfaces incorporating a range of base and eye level cupboards and drawers. One and a half bowl sink and drainer with mixer tap and tiled splash back above. Fitted Zanussi four ring gas hob with extractor above and matching double oven and grill. Fitted dishwasher, space for free standing fridge freezer, fitted spice rack, bin with recycling storage and window overlooking the rear garden. Under floor heating.

Landing
Stairs rising from lounge/diner to the first floor landing
Stairs rising to second floor..

Bedroom One
Central ceiling light fitting and sash window overlooking the front of the property. Feature cast iron fireplace with wooden mantel surround. Built in under stair storage cupboard.

Bedroom Two
Central ceiling light fitting and window overlooking the side of the property.

Bathroom

Newly fitted contemporary bathroom suite with fully tiled floor and underfloor heating. A matching suite comprising of low level WC, pedestal wash hand basin with mixer tap and tiled splash back, automatic steam proof mirror and side panelled bath with mixer tap and double head shower above. Fitted cupboard housing a new combination boiler (with warranty), central ceiling light points, sash windows overlooking the rear of the property, heated towel rail and period fire place with wooden mantle and surround.

Bedroom three

Ceiling spotlight fitting and large window unit overlooking the rear of the property. Built in eaves storage.

Rear Garden

Tiered rear garden with side access gate. Paved patio with stairs rising to lawned garden with railway sleepers with raised flower borders comprising a range of mature trees, shrubs, bushes and vegetable patch. Further area housing workshop/office.

Shed/ Potential office
Double doors, light.

