

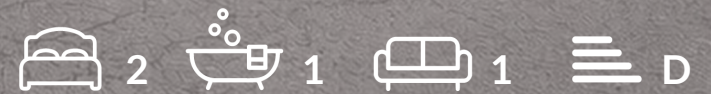


OAKFIELD



Grange Road, Lewes, BN7 1TR

Price Guide £450,000



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A beautifully refurbished two bedroom ground floor garden apartment, forming part of an attractive period property on the highly sought after Grange Road. The property has been finished to a lovely standard throughout and benefits from its own private entrance, stylish interiors, a generous rear garden and a superb garden room.

The accommodation comprises a welcoming entrance hallway, leading through to a bright open plan sitting room and kitchen. This sociable space features a bay window, wooden flooring and a modern kitchen with sleek units and quartz work surfaces. The current owners have carried out a full refurbishment throughout, including new plastering, giving the apartment a fresh and well presented feel.

There are two bedrooms positioned to the rear, both enjoying a pleasant outlook over the garden. The main bedroom benefits from fitted storage, while the second bedroom offers flexibility as a guest room, nursery or study. There is also a modern bathroom suite. Outside of the property, there is a versatile room which is currently being used for storage, but has been a successful work from home space.

A particular feature of the property is the rear garden, which has been thoughtfully arranged with multi level seating areas, garden lighting and space for entertaining. To the rear is a garden room with power and lighting, perfect as a home office, gym, studio or relaxing space for evening drinks.

Grange Road is one of Lewes' most desirable locations, close to Grange Gardens, Lewes High Street and Lewes mainline railway station, offering direct services to London Victoria in just over an hour. The town also offers a wide range of independent shops, cafes, restaurants, supermarkets and access to the South Downs.





Sitting Room/Kitchen

18'3" x 14'1" (5.56m x 4.29m)

Bedroom

9'3" x 8'10" (2.82m x 2.69m)

Bedroom

10'2" x 6'9" (3.10m x 2.06m)

Studio

15'7" x 10'0" (4.75m x 3.05m)

Store

10'8" x 9'0" (3.25m x 2.74m)

Bathroom

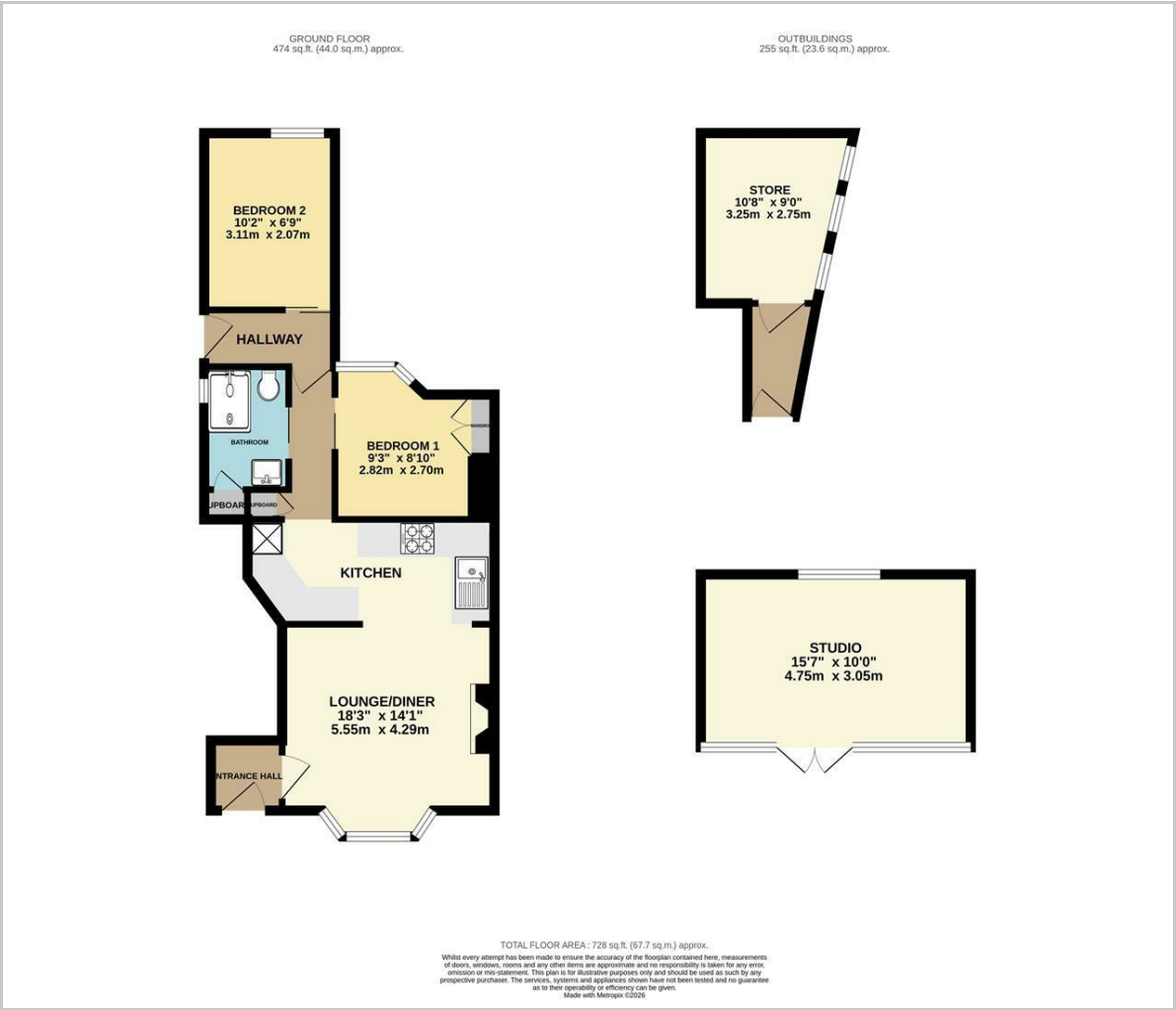
Council Tax Band B - £2,143.69 Per Annum

Lease Information

The seller advises that the property is offered as share of freehold and has approximately 957 years remaining on the lease and there is currently no service charge. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan

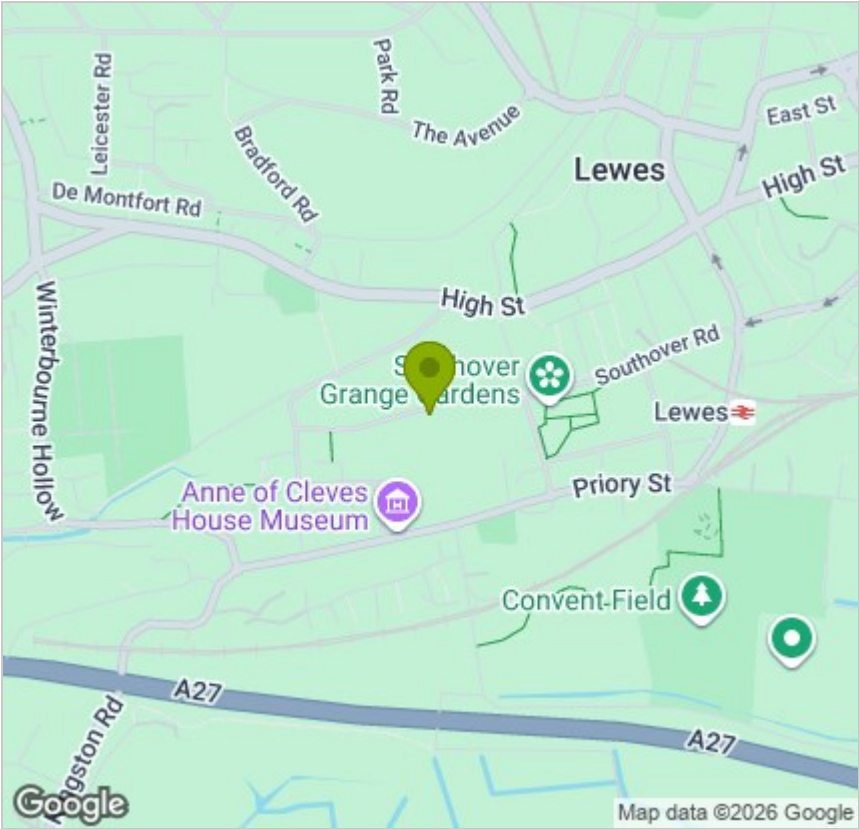


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

