



OAKFIELD



King Henrys Road, Lewes, BN7 1BY

Price Guide £1,000,000



## King Henrys Road, Lewes, BN7 1BY

GUIDE PRICE £1,000,000 - £1,250,000

A rare opportunity to acquire a substantial seven bedroom semi-detached home on the highly sought after King Henry's Road in Lewes. Having remained within the same family since the 1960s, this impressive property offers over 2,500 sq. ft of accommodation arranged across four floors and presents an exciting opportunity for a buyer looking to create a truly exceptional long term family home.

Believed to date back to the early 1900s, the property retains a great sense of character and proportion throughout, with generous room sizes, high ceilings and an attractive period façade. While now in need of modernisation throughout, it offers enormous scope for improvement and reconfiguration, subject to any necessary consents.

The accommodation currently comprises multiple reception rooms, seven bedrooms, bathrooms across the upper floors, cellar space and a useful outbuilding to the rear garden, making it ideal for growing families, multi-generational living or those seeking flexible work from home space.

Positioned in one of Lewes' most desirable residential locations, the property is within easy reach of the town centre, mainline railway station, highly regarded schools and the beautiful surrounding South Downs.

Offered to the market chain free with probate already granted.





### Living Room

14'9" x 13'2" (4.50m x 4.01m)

### Dining Room

14'1" x 11'6" (4.29m x 3.51m)

### Breakfast Room

10'10" x 9'10" (3.30m x 3.00m)

### Kitchen

9'2" x 7'11" (2.79m x 2.41m)

### Bedroom

18'1" x 14'9" (5.51m x 4.50m)

### Bedroom

14'5" x 11'6" (4.39m x 3.51m)

### Bedroom

14'9" x 6'7" (4.50m x 2.01m)

### Bedroom

17'9" x 15'1" (5.41m x 4.60m)

### Bedroom

14'9" x 9'10" (4.50m x 3.00m)

### Bedroom

11'6" x 11'2" (3.51m x 3.40m)

### Bedroom

12'6" x 9'6" (3.81m x 2.90m)

### Bathroom

9'2" x 7'11" (2.79m x 2.41m)

### WC

### WC

### Cellar

14'9" x 10'2" (4.50m x 3.10m)

### Cellar

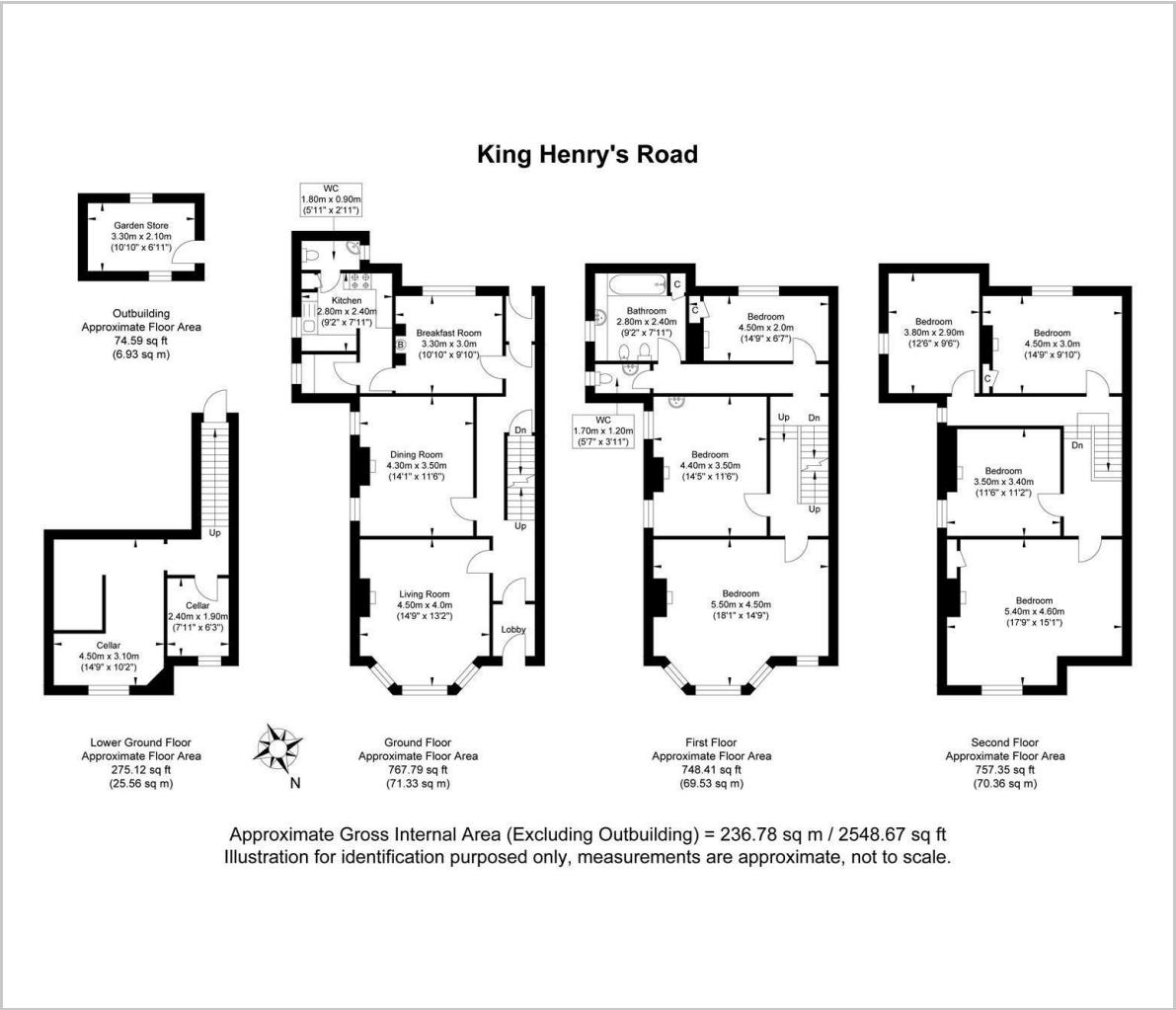
7'11" x 6'3" (2.41m x 1.91m)

### Garden Store

10'10" x 6'11" (3.30m x 2.11m)

**Council Tax Band G - £4,593.62 Per Annum**

Floor Plan

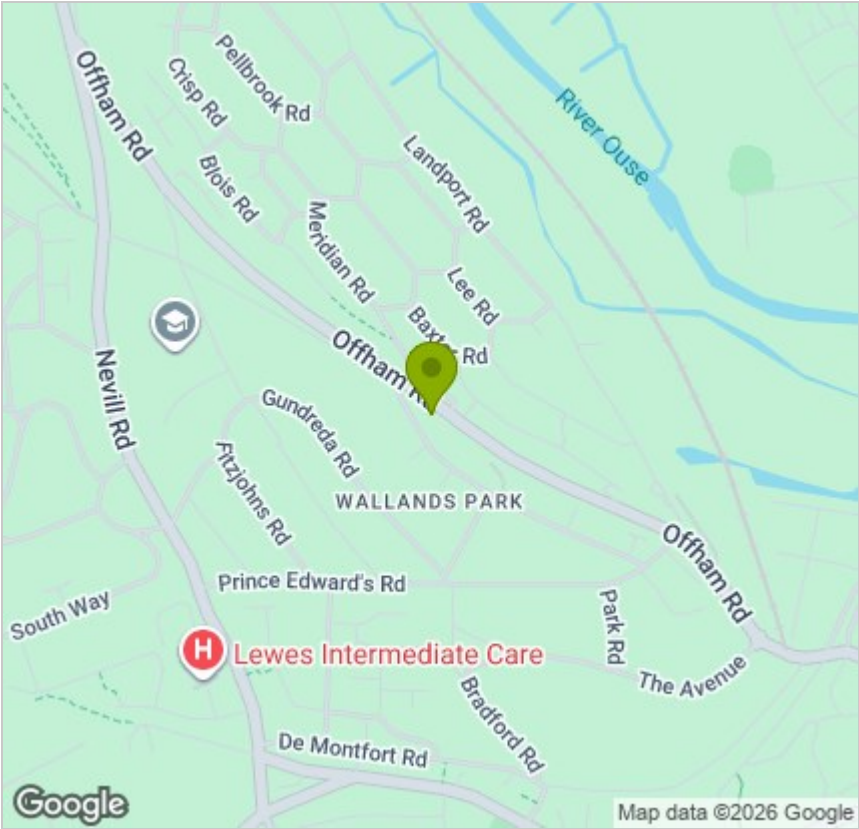


Viewing

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

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Area Map



Energy Efficiency Graph

