



OAKFIELD



Warren Drive, Lewes
Asking Price £325,000



SUMMARY

Located in a quiet cul-de-sac on the western edge of Lewes, this beautifully presented two-bedroom home offers a rare blend of peaceful living and town-centre convenience. Just a 13-minute stroll from the vibrant High Street, the property is perfectly positioned for those who want easy access to independent shops and cafes while remaining moments away from the rolling hills of the South Downs National Park.

The ground floor opens with a practical entrance porch featuring deep storage cupboards with plumbing for a washing machine also ideal for tucking away bicycles or, as seen in neighbouring homes, or offering the potential for a downstairs cloakroom. The kitchen is bright and functional, finished in a timeless white with granite-effect surfaces and a pleasant outlook over the front garden. To the rear, the sitting / dining room serves as the heart of the home; it's a generous, light-filled space where large patio doors frame the garden and draw the outside in.

Upstairs, the home continues to impress with two well-proportioned double bedrooms. The principal bedroom is a particular highlight, offering far-reaching, elevated views across the rooftops toward the iconic South Downs. These rooms are served by a modern bathroom featuring a crisp suite, a shower over the bath, and a heated towel rail.

Outside, the southerly-facing garden is a true sun-trap and



an oasis for any keen gardener. A paved patio leads down a meandering path through established plants and shrubs to a shed at the bottom, all while maintaining that enviable view of the Downs. With an allocated off-street parking space and excellent transport links—including nearby bus routes to Brighton and a mainline station with direct tracks to London—this home is as practical as it is charming.



Living Room

16'4" x 11'7"

Kitchen

10'10" x 5'1"

Bedroom One

11'7" x 9'1"

Bedroom Two

11'7" x 8'7"

Bathroom

6'9" x 6'2"

Council Tax Band C - £2,335.46 Per Annum













INFORMATION

Tenure

Freehold

Local Authority

Council Tax Band

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

Area Map



Floorplan

