



OAKFIELD

PRIORY ROW

Garden Street, Lewes  
Price Guide £475,000



## Garden Street, Lewes

A charming and beautifully presented double fronted end of terrace house conveniently situated on Garden Street within a short walk of Grange Gardens, Lewes High Street, The Depot cinema and Lewes Mainline Railway Station. The property provides light and bright accommodation over two floors with a delightfully tendered and well stocked West facing garden.

The accommodation on the ground floor comprises Front Door into Entrance Hall; double aspect Sitting Room with feature open fireplace with cast iron grate, wooden floorboards; double aspect open Kitchen/Dining Room with free standing gas cooker and electric extractor fan over, Butler sink, undercounter space and plumbing for washing machine, slate tiled floor, glazed barn style timber door to rear garden; Dining Area with a feature fireplace with inset wood burner, wooden floorboards.

Staircase from Reception Hall to First Floor Landing with access to insulated and boarded loft space, Ideal combination boiler; good sized Principal Bedroom with painted wooden floorboards; Bedroom 2 with fitted cupboard and shelving to the side; half tiled Family Bathroom with panel Bath with shower over, pedestal hand wash basin, low-level WC, tiled floor.

All Mains Services. Gas fired central heating serving panel radiators throughout. Lewes District Council Tax Band D.

Agents Note: The Ideal combination boiler was installed in the attic in 2019 with a ten year guarantee.

### Outside:

The westerly facing rear garden leads onto a concrete area with brick built store. Steps lead up to a raised decked area with well stocked beds of mature shrubs including Roses and Solanum, with a Trellis providing privacy with established climbers. A wrought iron gate with steps provides direct access to Garden Street.





### Location

Garden Street is ideally situated within the much favoured Southover area of Lewes, within easy walking distance of the main line Railway Station (London Victoria in just over an hour) and the town centre. The historic county town of Lewes is a great place to shop with so many independent, antique and quirky shops. It also boasts three major supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The town is situated just off the South Downs Way, within the magnificent South Downs National Park, which is a great place for cyclists, walkers and nature lovers. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer.

### Sitting Room

13'10" x 9'6" (4.23 x 2.90)

### Kitchen

14'0" x 10'2" (4.28 x 3.10)

### Bedroom

14'0" x 9'6" (4.27 x 2.90)

### Bedroom

10'11" x 7'1" (3.35 x 2.16)



## Floor Plan

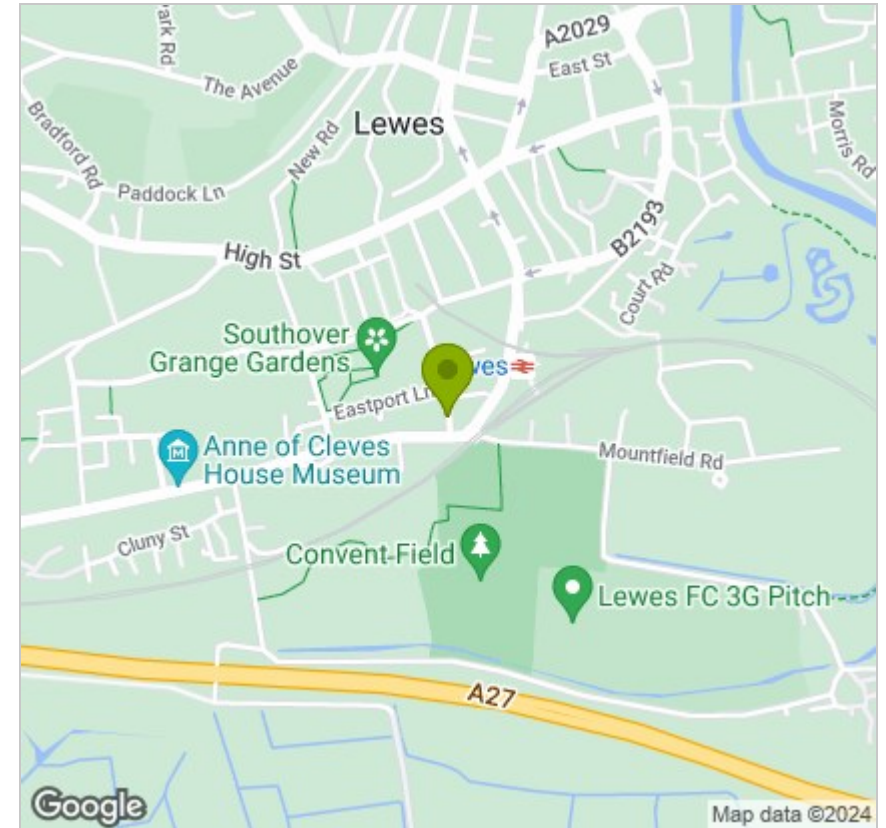


## Viewing

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

