



£950,000-£1,000,000 guide price

61 The Avenue, Lewes, East Sussex, BN7 1QU

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Overview...

A great opportunity to purchase this well presented and updated four bedroom Edwardian semi detached home which is situated on a good size elevated plot. This super home enjoys views over Baxters Field to Lewes Castle and offers bright and spacious accommodation arranged over three floors.

The ground floor boasts a wonderful sitting room which is filled with natural light, a dining room/study with direct access to the rear garden. There is a spacious kitchen/dining room, well fitted with views over the garden and access from the hallway to a private courtyard to the side.

The first floor offers a spacious master bedroom with views, a guest room with adjacent shower room and a further double bedroom and family bathroom. The attic room has been converted and now offers a spacious room which can be used as a further bedroom, studio or teenagers living room.

Outside there is a lovely enclosed rear garden and side courtyard area with gated access.

NO CHAIN- VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE HALL- Side aspect bay window, stairs to first floor with cupboard under, door to courtyard and rear garden.

SITTING ROOM- A wonderful bright and airy room with front aspect bay window offer lovely views over Baxters Field to Lewes Castle, chimney breast housing cast iron log burning stove with slate tiled hearth, built-in shelving.

DINING ROOM/STUDY- Glazed double doors opening onto the rear garden, chimney breast with feature recess.

KITCHEN/DINING ROOM- A super dual aspect room offering views over the rear garden and side courtyard, fitted with a range of cupboards and contrasting Quartz worktops, under counter sink with adjacent mixer tap, 4 burner stainless steel gas hob with oven below and matching cooker hood over, tiled splash areas, integrated fridge and spaces for washing machine and dishwasher, engineered wood flooring.

FIRST FLOOR LANDING- Side aspect window, stairs to top floor.

BEDROOM- A good size super bright room with large windows overlooking Baxters Field to Lewes Castle, extensive range of fitted wardrobes.

BEDROOM- A double room with rear aspect window overlooking the rear garden, inset cast iron fireplace with painted timber surround and tiled hearth.

SHOWER ROOM- Double walk-in shower cubicle, wash hand basin with chromed mixer tap and tiled splash area.





Property and Outside...

W.C.- White low level W.C., wash hand basin with chromed mixer tap and tiled splash area, window.

BEDROOM- Dual aspect windows overlooking the rear garden and side courtyard.

BATHROOM- Fitted white suite comprising a panel enclosed bath with chromed mixer tap and hand-held shower attachment, wash hand basin with chromed mixer tap, low level W.C. with concealed cistern, part tiled walls, chromed heated towel rail.

TOP FLOOR

BEDROOM/STUDIO- A super size room with side aspect window and good size Velux window, eaves storage and wood laminate floor.

FRONT GARDEN- Area of lawn and steps rising to the front door, garden gate and side access.

REAR GARDEN- A lovely mature garden, primarily laid to lawn with stocked beds. Attractive side covered courtyard which is paved with gated side access.





Location...

The Avenue is a rarely available but highly desirable street located in the heart of the Wallands area of Lewes and is a wide road typically comprising of traditional Edwardian Detached and Semi-Detached homes. This property is tucked away in an elevated position offering views over Baxters Field to Lewes Castle yet within easy access to Lewes town centre and Baxters Field, a public accessible green space and recreation field.

The popular location is just a 10 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just an 17 minute walk away (Source Google Maps) and offers direct services to London and Brighton.

Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.



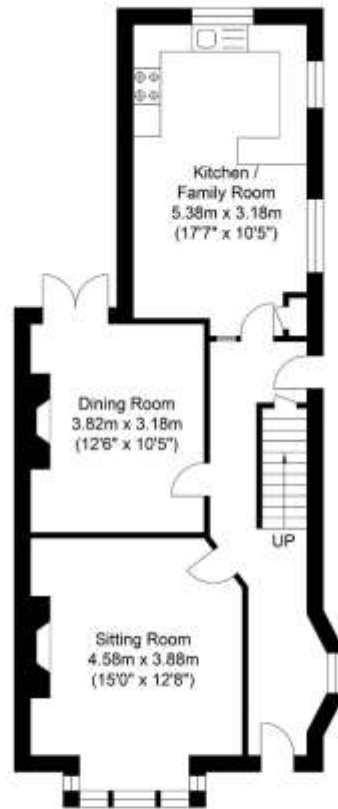
Tenure - Freehold

Gas central Heating

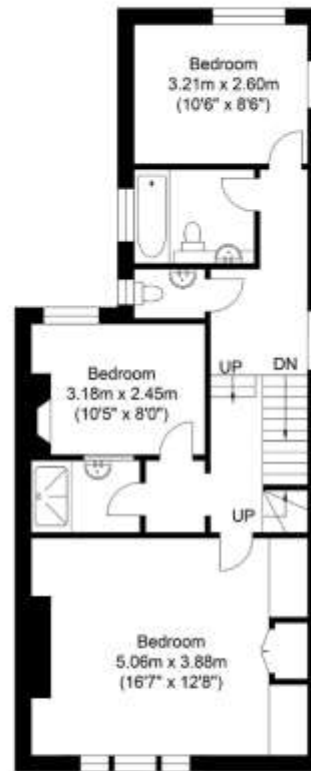
EPC Rating - D

Council Tax Band - E

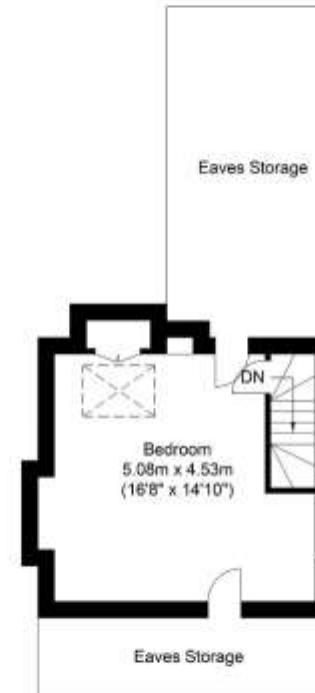
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
637.54 sq ft
(59.23 sq m)



First Floor
Approximate Floor Area
631.84 sq ft
(58.70 sq m)



Second Floor
Approximate Floor Area
194.50 sq ft
(18.07 sq m)



Approximate Gross Internal Area (Excluding Eaves Storage) = 136.0 sq m / 1463.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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