



£475,000-£495,000 Guide Price

4 Offham Road, Lewes, East Sussex, BN7 2QR

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Overview...

Set back from the road this offers a great opportunity to purchase a 3 bedroom home with the extremely rare benefit of a Garage and located within moments of Lewes High Street and Mainline Railway Station.

The property boasts a semi open plan ground floor with a through Sitting/Dining Room with wood floors and an almost full width opening to the Kitchen. The Sitting Room provides dual aspect views to the treetops to both the front and rear, and patio doors open to the lovely rear garden with side access and newly built garden studio.

Upstairs we find 3 bedrooms, two with fitted wardrobes, and the family bathroom. Subject to the necessary permissions and consents it is believed possible to develop a bedroom within the loft.

Outside, the property features both beautifully maintained front and rear gardens which look onto trees and a garage is located at the end of the terrace of properties. - NO CHAIN



The property...

Approach - Pathway to front door

Entrance hall - Double glazed front door, stairs to first floor, door to:-

Sitting / Dining Room - A bright dual aspect room with attractive double glazed bay window to the front elevation and double glazed sliding patio doors opening out onto the rear garden, wood flooring and neutral décor. Views over treeline to both the front and rear.

Semi open plan Kitchen- Fitted with a range of flush fronted units and contrasting work surfaces with inset single bowl, single drainer stainless steel sink and mixer tap, spaces for freestanding cooker, washing machine and fridge/freezer, walk-in larder/pantry, double glazed window overlooking the rear garden.

First floor landing- Side aspect double glazed window. Fitted cupboard and further linen cupboard. Doors to principal rooms.

Bedroom 1 - A lovely bright double room which catches the morning sun through the rear aspect double glazed window.

Bedroom 2 - A double bedroom with front aspect double glazed window. Fitted wardrobe with mirrored sliding doors.

Bedroom 3 - A reasonable sized room with front aspect double glazed window overlooking the front garden. Fitted wardrobe.





Property and Outside...

Bathroom- White bathroom suite comprising of wc, wash hand basin and bath with shower over. Modern tiled surrounds. Double glazed window to rear.

OUTSIDE

Garage - Brick built with up and over door. Located at the end of the terrace of properties.

Front Garden - Mostly laid to lawn and well stocked with a colourful array of plants and shrubs, path to the front door and useful gated side access.

Rear Garden - A mostly block paved patio with an attractive decked terrace at the rear making the most of the evening sun. Gated access to the side.

Garden Studio - A super timber studio built in 2024, insulated with double glazed windows and door, power and light.





Location...

Offham Road - Located just a 6 minute walk from Lewes High Street (0.3 miles) and 10 minutes to Lewes Railway Station (0.5 miles) The property is almost opposite The Paddocks, a public green space and recreation field and within easy walking distance of The Pells area of Lewes with attractive pond, open air swimming pool and scenic river walks.

Lewes - Offham Road is within striking distance to Lewes High Street providing easy access to an extensive range of shops, public houses, restaurants and eateries as well as The Depot and Cinema.

Lewes Mainline Railway Station is just a 10-minute walk away (source Google maps) offering services to London, Brighton and Eastbourne.

The property provides convenient road access to the town centre but also the A27 for Brighton.

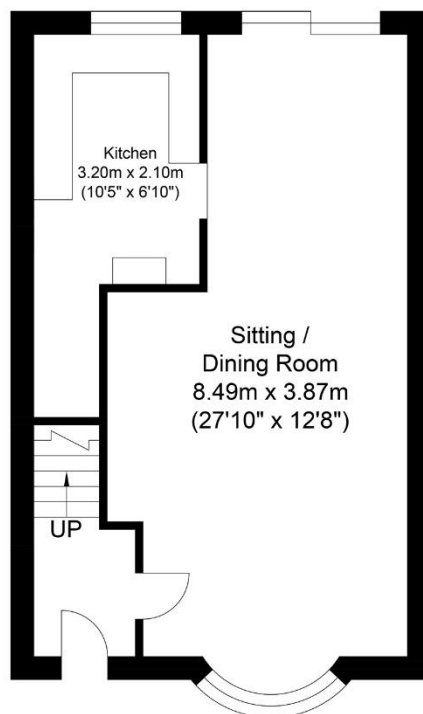
Lewes boasts an array of popular schools catering for all ages. Lewes Priory Secondary School and South Downs Tertiary college are both within walking distance as is Lewes Old Grammar School and numerous primary schools.



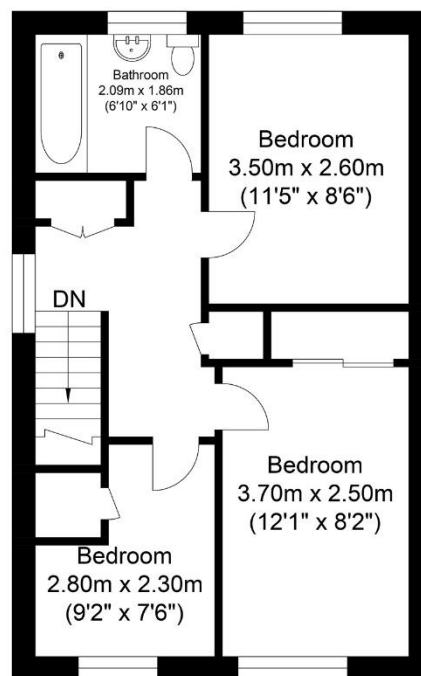
Tenure - Freehold
Gas central Heating - Double Glazing.
EPC Rating - D Expired
Council Tax Band - D

NO CHAIN

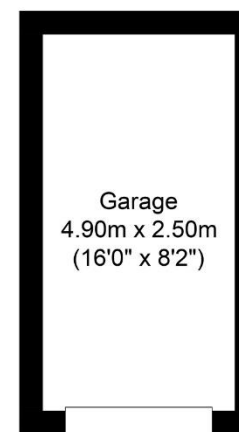
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



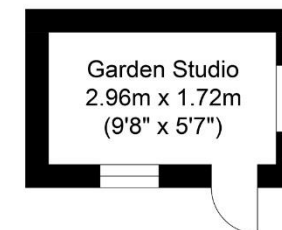
Ground Floor
Approximate Floor Area
417.63 sq ft
(38.80 sq m)



First Floor
Approximate Floor Area
413.33 sq ft
(38.40 sq m)



Garage
Approximate Floor Area
131.31 sq ft
(12.20 sq m)



Outbuilding
Approximate Floor Area
54.78 sq ft
(5.09 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 77.20 sq m / 830.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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