



£675,000 guide price

37 Cluny Street, Lewes, East Sussex, BN7 1LN

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Overview...

A great opportunity to purchase this 4 Bedroom, 2 Bathroom home situated in the popular and desirable Southover area of Lewes.

This super property is located in a non through road just a 12 minute walk from the High Street and an 11 minute walk to the Mainline Railway Station (Source Google Maps)

The property boasts an enviable Southerly Facing Garden and the rare commodity of a Double Garage.

Inside the ground floor offers a Kitchen, Sitting Room with fireplace and bay window, Dining Room, an almost new Conservatory and ground floor cloakroom.

Upstairs there are 4 Bedrooms each with pretty outlooks and fitted wardrobes. There is a Family Bathroom and a further EnSuite Shower Room to the principal bedroom.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs with wooden handrail and balustrade to first floor, white painted panelled doors to principal rooms. Cloaks cupboard and further fitted cupboard.

CLOAKROOM- Suite comprising of a wc and wash hand basin with half tiled walls.

SITTING ROOM- A generously sized reception room with bay window to the front and further window both enjoying views over Cluny Street and green across the road. Double doors to entrance hall and opening to Dining Room. Feature fireplace and wall mounted lights.

DINING ROOM- Open plan to the Sitting Room with wall mounted lights. Patio doors to conservatory and door to;

KITCHEN - Finished in a beech wood design and comprising of a great selection of cupboards and drawers complimented by tiled splashbacks. Window and glazed door with views over the pretty rear garden.

CONSERVATORY - Recently constructed and boasting views over the garden with double doors providing access.

FIRST FLOOR LANDING- White painted panelled doors to principal rooms. Linen cupboard.

BEDROOM 1- A generous double bedroom with bay window and further window with pleasant, elevated views over the Malthouse opposite. Fitted wardrobe and door to;

EnSUITE- A shower room with suite comprising of a shower enclosure, wc and wash hand basin, tiled surrounds.

BEDROOM 2- Another double bedroom with far reaching views over the garden and South Downs in the distance. Wardrobe with double doors.

BEDROOM 3- A comfortable bedroom with fitted wardrobe and far reaching views that extend to the South Downs.





Property and Outside...

BEDROOM 4- A single bedroom with elevated views to the front and fitted wardrobe

BATHROOM- Suite comprising of a bath with shower over with glass screen door, wc and wash hand basin. half tiled walls.

OUTSIDE

DOUBLE GARAGE- Located enbloc to the rear of the property with access via the rear garden. One of the garage doors in an electric door, the garage has power points and light.

REAR GARDEN- A pretty garden of a desirable Southerly Aspect mostly brick laid with raised flower beds and a pergola with wisteria growing over. Gated rear access and enclosed by fenced boundaries.





Location...

Cluny Street is a non-through road typically comprising of 3 and 4 bedroom homes in the popular and desirable Southover Area of Lewes. There is a pretty communal green which is well kept and features a selection of native trees. bricklaid pathways meander to provide shortcuts to Southover High Street and the town centre. At the entrance to the road we find the Priory Ruins, and ancient monument with pleasant walks away from the hustle and bustle of the town centre. Grange Gardens and access to the South Downs National Park are also within striking distance of the property.

The High Street is a 12 minute walk away (source Google Maps) with the Mainline Railway Station even closer which offers regular direct services to Brighton, London and Gatwick.

The property is also within easy walking distance of a number of popular primary schools, including Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

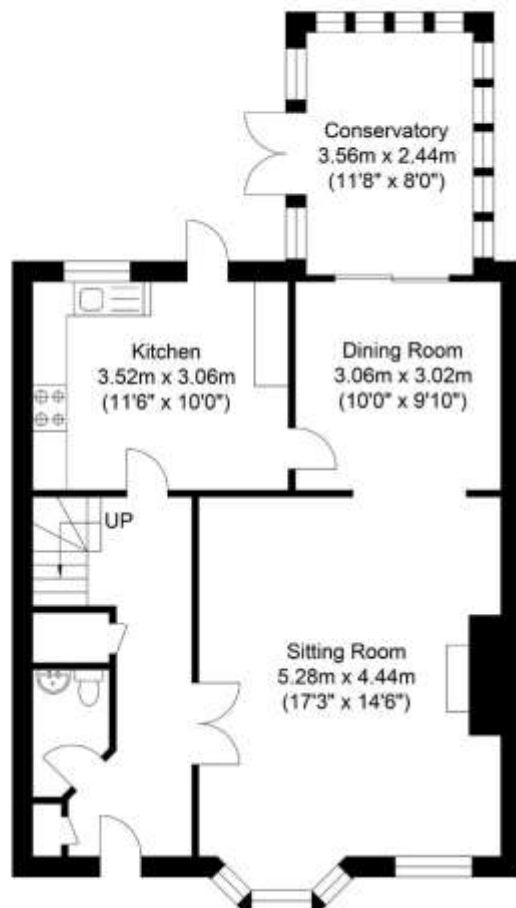
Tenure - Freehold

Gas central Heating - Double Glazing

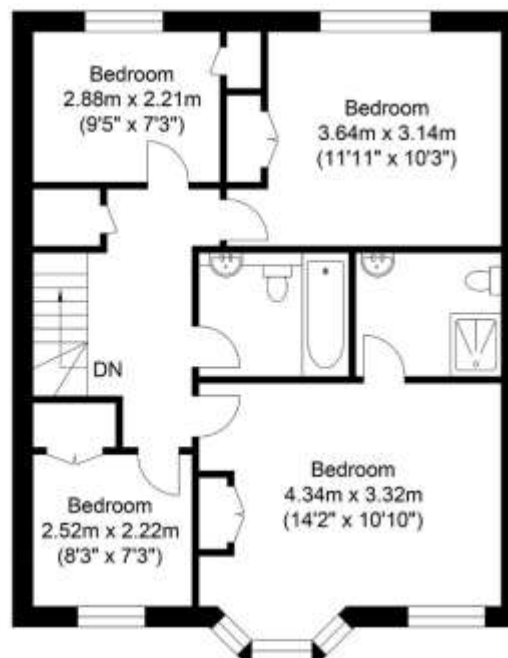
Residents Association Charge - apx £188.12 per 6 months.

EPC Rating - D

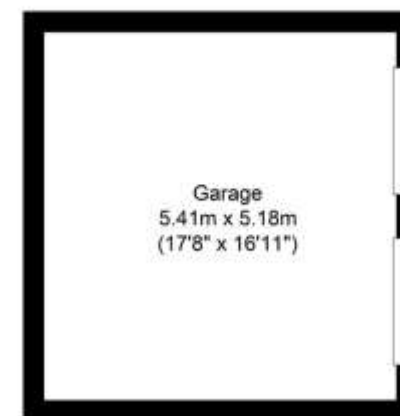
Council Tax Band - F



Ground Floor
Approximate Floor Area
728.82 sq ft
(67.71 sq m)



First Floor
Approximate Floor Area
632.16 sq ft
(58.73 sq m)



Garage
Approximate Floor Area
301.60 sq ft
(28.02 sq m)

Approximate Gross Internal Area (Excluding Garage) = 126.44 sq m / 1360.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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