



£550,000 offers in excess of
18 Dale Road, Lewes, East Sussex, BN7 1LH

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Overview...

A beautifully presented and extended 4 Bedroom, 2 Bathroom, semi-detached home in the popular Winterbourne area of Lewes.

The 1,090 sq foot home boasts a detached Garden Studio, ideal for use as a home office; a pretty garden with raised vegetable beds and a Driveway to the front.

Inside, the property has been renovated to a very high standard featuring bespoke cabinetry, restored wood floors and high performance double glazed windows.

The accommodation is both flexible and adaptable offering a modern Kitchen Dining Room, comfortable Sitting Room, Ground Floor Bedroom with vaulted ceiling, and modern Ground Floor Shower Room.

Upstairs, there are 3 generously sized Bedrooms and a modern Bathroom.

Whilst already extended, the property does seem to offer further potential for a loft conversion, (subject the usual permission and consents) as neighbours have done in the road.



The property...

ENTRANCE PORCH- Glazed front door, floor to ceiling windows to front and side. Door to;

ENTRANCE HALL- Modern internal doors to principal rooms, stairs to first floor and understairs utility cupboard.

SITTING ROOM- A good size room with double glazed window overlooking the front garden, open fireplace with exposed brick and beautiful bespoke cabinetry to chimney recesses. Exposed floorboards.

KITCHEN/DINING ROOM- A gorgeous high quality modern kitchen finished in a modern matt farrow & ball colour (railings), complimented by engineered worksurfaces. The kitchen comprises of an excellent choice of cupboards and discrete shelves and incorporates a pantry cupboard into the design. Dual aspect views and access to the garden.

GROUND FLOOR BEDROOM- An unashamedly modern addition to the property the bedroom offers potential for other uses and boasts a vaulted ceiling with roof window. The generously sized room benefits from a fitted cupboard and views over the rear garden.

GROUND FLOOR SHOWER ROOM- A modern suite comprising a generously sized shower enclosure with fixed glass screen, WC and wash hand basin.

FIRST FLOOR LANDING- Side aspect double glazed window. Painted panelled doors to principal rooms.

BEDROOM 1- A super double room with front aspect double glazed windows, exposed floorboards and beautiful bespoke wardrobe and shelves.

BEDROOM 2- Another generous double bedroom with beautiful bespoke wardrobes and window seat, exposed floorboards and picture rail. Elevated views over the rear garden.





Property and Outside...

BEDROOM 3- A comfortable third bedroom with exposed painted floorboards and elevated views over the rear garden.

BATHROOM- A light and bright, modern bathroom with pretty pale blue tiles. The suite comprises of a designer, deep fill bath with shower over and glass screen door, WC and wash hand basin.

OUTSIDE

REAR GARDEN- A generous garden which is mostly laid to lawn but landscaped to accommodate raised vegetable beds, young trees add height and privacy to the garden and the sunny garden further enjoys patio areas.

GARDEN STUDIO- A modern, high quality, bespoke, timber built studio offering many potential uses. Ideal for working from home. The studio is insulated, with double glazed windows and doors, is fully decorated with exposed floorboards and heating.

DRIVEWAY- Providing off street parking for one vehicle.





Location...

Dale Road is a popular no-through road located within the Winterbourne area of Lewes with a local convenience store just around the corner. The area is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne. The High Street is surprisingly close by taking just a 12 minute walk via Rotten Row. (source Google Maps)

The Winterbourne area benefits from a good sized Recreation Ground and recently renovated Children's Playground and boasts great access to scenic walks across the South Downs National Park. Easy road access and bus access to Brighton and motorways.

Lewes High Street offers an array of shops, restaurants, eateries and public houses. Lewes further features a Leisure Centre, open air swimming pool and The Depot Cinema.

Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

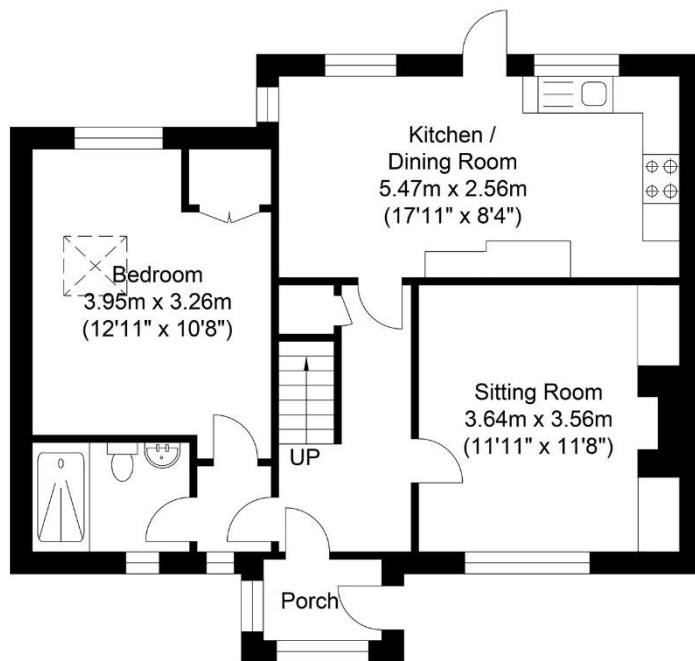


Tenure - Freehold

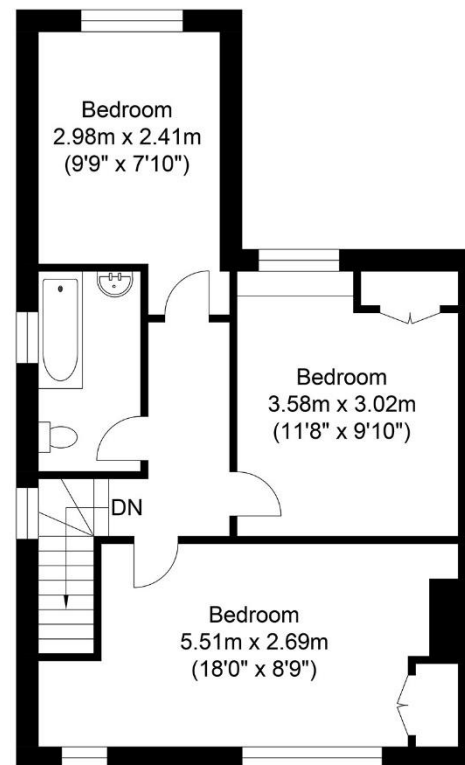
Gas Central Heating - Modern high performing double glazed windows.

EPC Rating - C

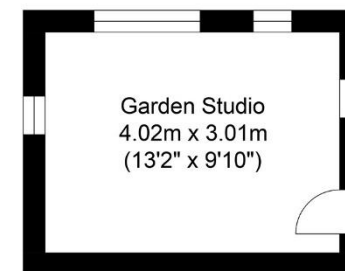
Council Tax Band - C



Ground Floor
Approximate Floor Area
601.81 sq ft
(55.91 sq m)



First Floor
Approximate Floor Area
487.38 sq ft
(45.28 sq m)



Outbuilding
Approximate Floor Area
130.24 sq ft
(12.10 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 101.19 sq m / 1089.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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