



£700,000 guide price.

2 Highdown Road, Lewes, East Sussex, BN7 1QB

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## Overview...

A fantastic opportunity to purchase this unique home situated in the popular Nevill area of Lewes with a desirable Southerly Facing Garden.

The 3 Bedroom 1930's property has been modernised in recent times to accommodate modern family living with a semi open plan ground floor and an amazing selection of outbuildings including a superb Detached Cabin providing annexe accommodation and a further cabin which is ideal for entertaining away from the home.

Whilst beautifully presented the property does offer further potential for extension, subject to the usual permissions and consents

Inside the ground floor offers an L shaped, semi open plan Sitting Room with fireplace and wooden floors, and a modern Kitchen, Dining Room with views and access to the wonderful garden. Completing the ground floor is a Study with vaulted ceiling and a Ground Floor Cloakroom. Upstairs there are 3 Bedrooms and a modern Bathroom.

Outside there is a superb Detached Annexe, ideal for family, friends or perhaps an income, the 'cabin' offers an open plan Bedroom Area with Sitting Room and Kitchenette with private garden and a separate Shower Room. A further 'Man Cave' features a bar and creating a great entertaining space.



## The property...

**ENTRANCE HALL-** A generous hall with wood floor, stairs with painted balustrade lead to first floor and window to side aspect. Picture rail. Door to;

**OPEN PLAN LIVING, KITCHEN, DINING-** A well designed semi open plan L-shaped space measuring an impressive 26' x 18'4". The triple aspect room is flooded with natural light and offers a modern Kitchen Dining Room and Sitting Room with fireplace.

**SITTING ROOM-** Featuring a bay window with views over the front garden, wooden floors and an open fireplace. The reception room boasts an exposed beam above the bay window and picture rails. An almost full width opening leads into the;

**KITCHEN DINING ROOM-** A modern fitted kitchen finished a timeless white and complimented by black granite worksurfaces. The kitchen offers an excellent choice of cupboards and drawers and enjoys views and access to the pretty garden. The dining area features wooden floors, a fireplace with fitted shelves to either side and patio doors open to;

**STUDY-** A light and bright modern addition boasting a vaulted ceiling with roof window, wooden floors and double doors which lead into the garden. Door to;

**CLOAKROOM-** Modern suite comprising of a combination wc and wash hand basin with tiled splashback. The Cloakroom also provides space and plumbing for the washing machine with fitted worksurface over.

**FIRST FLOOR LANDING-** White painted handrail and balustrade over stairs, window to the side and white painted panelled doors to principal rooms.



## The property...

**BEDROOM 1-** A generously sized double bedroom with bay window offering elevated views to the front. Fitted wardrobes each with double doors, fitted shelves and picture rail.

**BEDROOM 2-** Another generous double bedroom with elevated views over the pretty rear garden. Fitted wardrobe with double doors. Fitted shelves and picture rail.

**BEDROOM 3-** A comfortable single bedroom with elevated views to the front, picture rail, fitted shelves and desk.

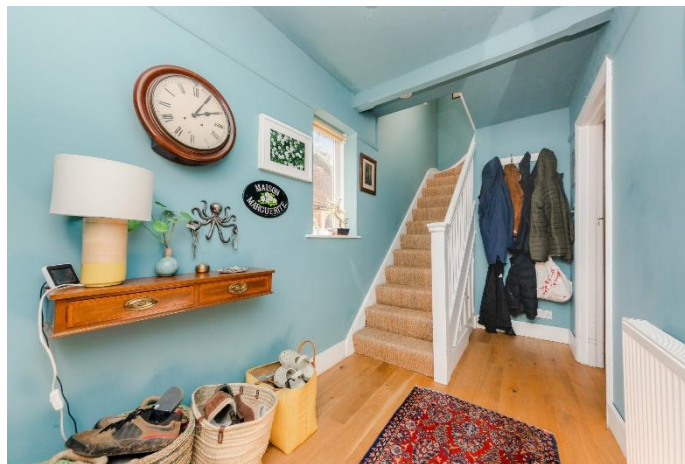
### OUTSIDE

**GARDEN-** A wonderful garden offering space and privacy with a superb selection of practical and fun outbuildings. The Garden is of a desirable and sought after Southerly Aspect and is relatively level which is seldom found in the area. The garden is mostly laid to lawn with mature and established borders full of plants and shrubs and young trees. There is a paved terrace adjacent to the property proving an excellent space to entertain and dine. There is a greenhouse within the garden and a pretty pergola. Gated side access.

**CABIN** - A welcomed addition to any home this fun outbuilding has been created with leisure and entertaining in mind. This bespoke made outbuilding features an interior inspired by a log cabin, with bar and hand made furniture. Power points and lighting.

**WORKSHOP-** Timber built with beautiful live edge cladding, the detached outbuilding has power points and light and a window overlooking the garden. adjoining shed.

**DRIVEWAY** - Brick laid and providing off street parking for several vehicles.





## *Location...*

**Highdown Road** is a popular road situated in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, and a local recreation field and children's park can be found just a moments walk away at the end of the road. A church hall and St Marys Social Club are both within striking distance and can be hired for events. The road also boasts excellent scenic walks across the South Downs National Park.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, East Sussex College, and Lewes Old Grammar School.

Lewes is the county town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.





## Annexe...

Tucked away, discreetly hidden from view to the side of the property is this wonderful, detached, timber built annexe. The Annexe offers a variety of uses, perhaps for friends and family to stay and enjoy or for income. Presented as a high-quality cabin the interior is light and full of character.

A discrete entrance to the side of the driveway leads to the cabin where double doors open to a lobby area with reclaimed timber feature wall, which leads to the open plan accommodation and a rustic sliding door which opens to;

**Shower Room** - A modern suite with shower enclosure, wc and a gorgeous stone, wash hand basin with copper tap, reclaimed timber feature wall.

**Open Plan Living, Kitchen Dining and Bedroom area-** Measuring an impressive 25ft the dual aspect room opens to a **private garden area** with decked terrace and ornamental pond. The reception area is open plan to the kitchenette and features wooden floors and enjoys views over the garden. the kitchenette features a live edge worksurface and butler sink. The open plan room further benefits from a bespoke made double cabin bed.





## *Enquiries...*

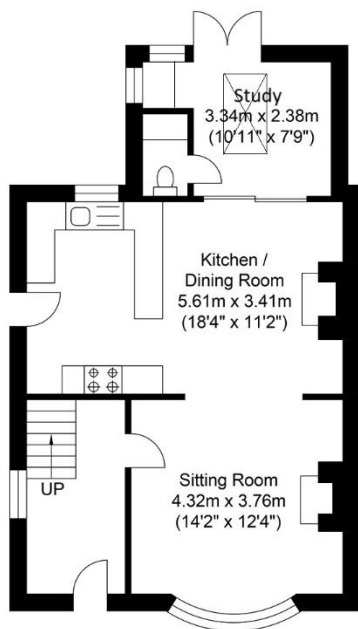
**For an appointment to view or any further enquiries, please contact our Lewes office on-**

**01273 407929 or [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**

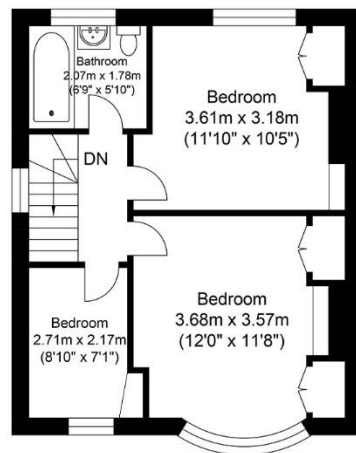
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Gas Central Heating - Double Glazing

EPC Rating - D

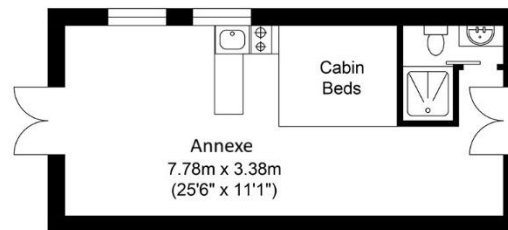
Council Tax Band - D



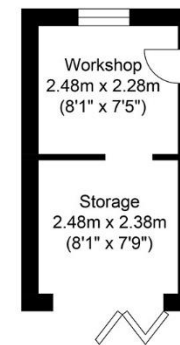
Ground Floor  
Approximate Floor Area  
515.26 sq ft  
(47.87 sq m)



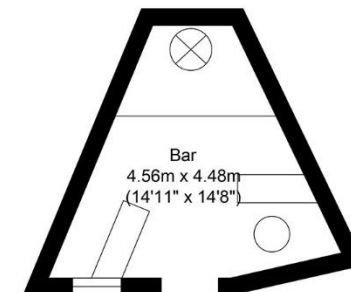
First Floor  
Approximate Floor Area  
426.03 sq ft  
(39.58 sq m)



Outbuilding  
Approximate Floor Area  
283.09 sq ft  
(26.30 sq m)



Outbuilding  
Approximate Floor Area  
127.01 sq ft  
(11.80 sq m)



Outbuilding  
Approximate Floor Area  
159.19 sq ft  
(14.79 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 87.45 sq m / 941.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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