



£1,450,000 o.i.r.o.

46 Grange Road, Lewes, East Sussex, BN7 1TT

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Overview...

A fantastic opportunity to purchase this stunning town centre home. The Victorian semi-detached residence has been fully renovated to the highest standards culminating in a truly special home.

The 2,278 sq ft property boasts a wonderful open plan Living, Kitchen, Dining Room with a gorgeous solid oak wood floor which has been laid in a herringbone design and can be found through out much of the home. The Living Room boasts an almost floor to ceiling bay window comprising of three double glazed sash windows. The Kitchen features a beautiful kitchen which is complimented by marble worksurfaces and incorporates a breakfast bar into the design. The Dining boasts a feature wall created from reclaimed bricks which contrasts to the modern Crittal Style windows and doors and partially glazed roof.

Downstairs we find a Further Sitting Room and a cleverly design Games Room/Occasional Bedroom with drop-down bed and EnSuite Shower Room.

Upstairs over the first and second floors there are Three Double Bedrooms all of which benefit from luxurious EnSuite Bathrooms by LUSO and Sanctuary Bathrooms.



The property...

ACCOMMODATION

ENTRANCE HALL- A gorgeous entrance hall with solid oak herringbone wood floors. the original stair case has been lovingly restored and is complimented by bespoke made column radiators and contemporary Crittal style doors to principal rooms. Stairs continue to lower ground floor .

OPEN PLAN LIVING KITCHEN DINING ROOM-

SITTING AREA- The gorgeous solid oak herringbone floor continues throughout the ground floor , and is complemented by beautiful yet simple stone fireplace with modern stove inset. Bay window to the front comprising of three double glazed sash windows flooding the room with natural light and featuring an elevated view along Grange Road. Open plan to;

KITCHEN AREA- A stunning kitchen by the White Kitchen Company' finished to the highest quality. The cupboards and drawers are finished in a modern blue and complimented by marble worksurfaces which incorporate a breakfast into the design. Double glazed sash window to the side.

DINING AREA- Open plan to the Kitchen the Dining Area boasts a feature wall from reclaimed bricks topped with modern black framed windows and partially glazed roof, providing glimpse of the landscaped garden. further Crittal style double glazed window and door to the side. Solid oak door to;

UTILITY ROOM WITH CLOAKROOM- Space for appliances, wash hand basin and door to Cloakroom. Modern wc in a traditional design. Roof window.

LOWER GROUND FLOOR

FURTHER RECEPTION ROOM- Another beautiful room with full size bay window to the front comprising of three double glazed sash windows. The room is centred around a stone fireplace with modern stove inset. Double oak doors open to Utility Cupboard and an almost full width opening leads to;



The property...

BEDROOM AREA- A creative use of the room providing an Occasional Bedroom with a discrete pull-down bed concealed by painted panelled doors with fitted cupboards to either side. The room is otherwise used as an enviable Games Room. Solid oak door to;

EnSUITE SHOWER ROOM- A modern suite comprising of a generously sized shower enclosure with beautiful teal coloured tiles, a wc and wash hand basin which is set into a vanity unit. Solid oak herringbone wood floor .

FIRST FLOOR LANDING- The sweeping staircase with elegant handrail continues to second floor . Sash window to the rear with views over garden. Ceiling rose to pendant light. Solid oak doors to principal rooms. Bespoke made column radiator and solid oak herringbone wood floor .

BEDROOM 1- A beautiful room featuring a bay window comprising of three, almost floor to ceiling double glazed sash windows with elevated views over Grange Road. Ornate fireplace with bespoke made fitted wardrobes to either side. Solid oak door to;

EnSUITE- A sumptuous suite comprising of a generously sized shower enclosure, with rainfall shower head, freestanding contemporary bath, wc and wash hand basin set into a vanity unit. Double glazed sash window to the front. Gorgeous teal coloured tiled surrounds.

BEDROOM 2- A more than generously sized bedroom with views over the rear garden. Bespoke fitted wardrobes, solid oak door to;

EnSUITE- Solid oak herringbone wood floor , double glazed sash window to side. Generously sized shower enclosure, wc and wash hand basin set into a vanity unit.

SECOND FLOOR LANDING- Solid oak door to Linen Cupboard and solid oak door to Bedroom. Linen Cupboard with modern gas fired boiler and pressurised hot water cylinder.





Property and Outside...

BEDROOM 3- A superb top floor bedroom boasting dual aspect light from the rear and the front with views over rooftop to the South Downs. The room was previously separated as two bedrooms but now provides a Dressing Area or Study Area. Oak door to;

EnSUITE- Modern suite comprising of a generously sized shower enclosure, wc and wash hand basin set into a vanity unit. Herringbone wood floor and roof window.

FRONT GARDEN- A very usable front garden being elevated and of an enviable Southerly aspect. The paved garden is enclosed by bespoke made railings and provides a great space for outside seating.

REAR GARDEN- A fully redesigned, landscaped elevated courtyard garden which makes the most of the summer sun. The garden is surrounded by raised beds which are well stocked with a colourful array of plants and shrubs. The garden features a pretty flint wall and features concealed outdoor lighting.





Location...

Grange Road is situated in the heart of historic Lewes town centre in the residential suburb of Southover.

The area boasts some of the most historical properties to be found in Lewes including the Anne of Cleves property. Equally found dotted amongst these Victorian, Georgian and Tudor homes we find some of Lewes' best examples of modern architecture.

Southover is home to the beautiful Grange Gardens, Priory Ruins and The South Downs National Park can be found to the western boundary. Lewes Mainline Railway Station and Historic High Street are just a short walk from the property as is the Southdowns Sports Club.

The area is served by popular well reputed state schools catering for all ages. Lewes Old Grammar School is also within easy walking distance.

Modern Gas Central Heating with wi-fi controls – Modern Timber Framed Sash Windows and Modern Crittal Style Double Glazed Windows and Doors.

EPC Rating – D

Council Tax Band – F



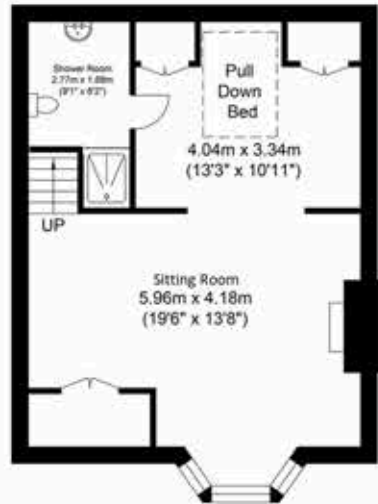


Enquiries...

For further enquiries or to arrange an appointment to view, please contact our Lewes office on

01273 407 929

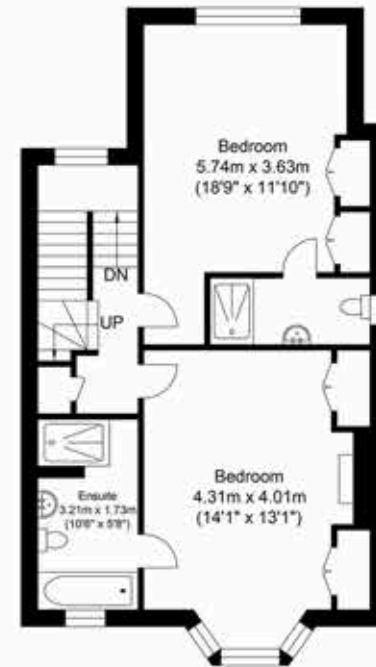
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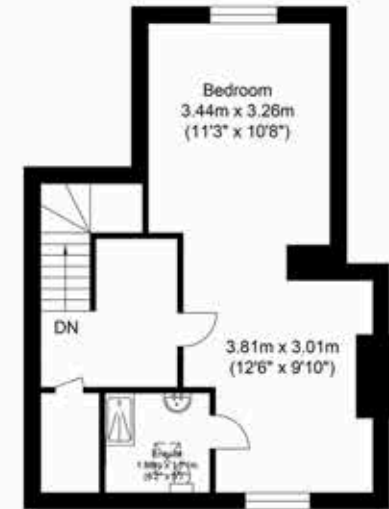
Lower Ground Floor
Approximate Floor Area
500.52 sq ft
(46.50 sq m)



Ground Floor
Approximate Floor Area
711.60 sq ft
(66.11 sq m)



First Floor
Approximate Floor Area
623.98 sq ft
(57.97 sq m)



Second Floor
Approximate Floor Area
442.18 sq ft
(41.08 sq m)



Approximate Gross Internal Area = 211.66 sq m / 2278.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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