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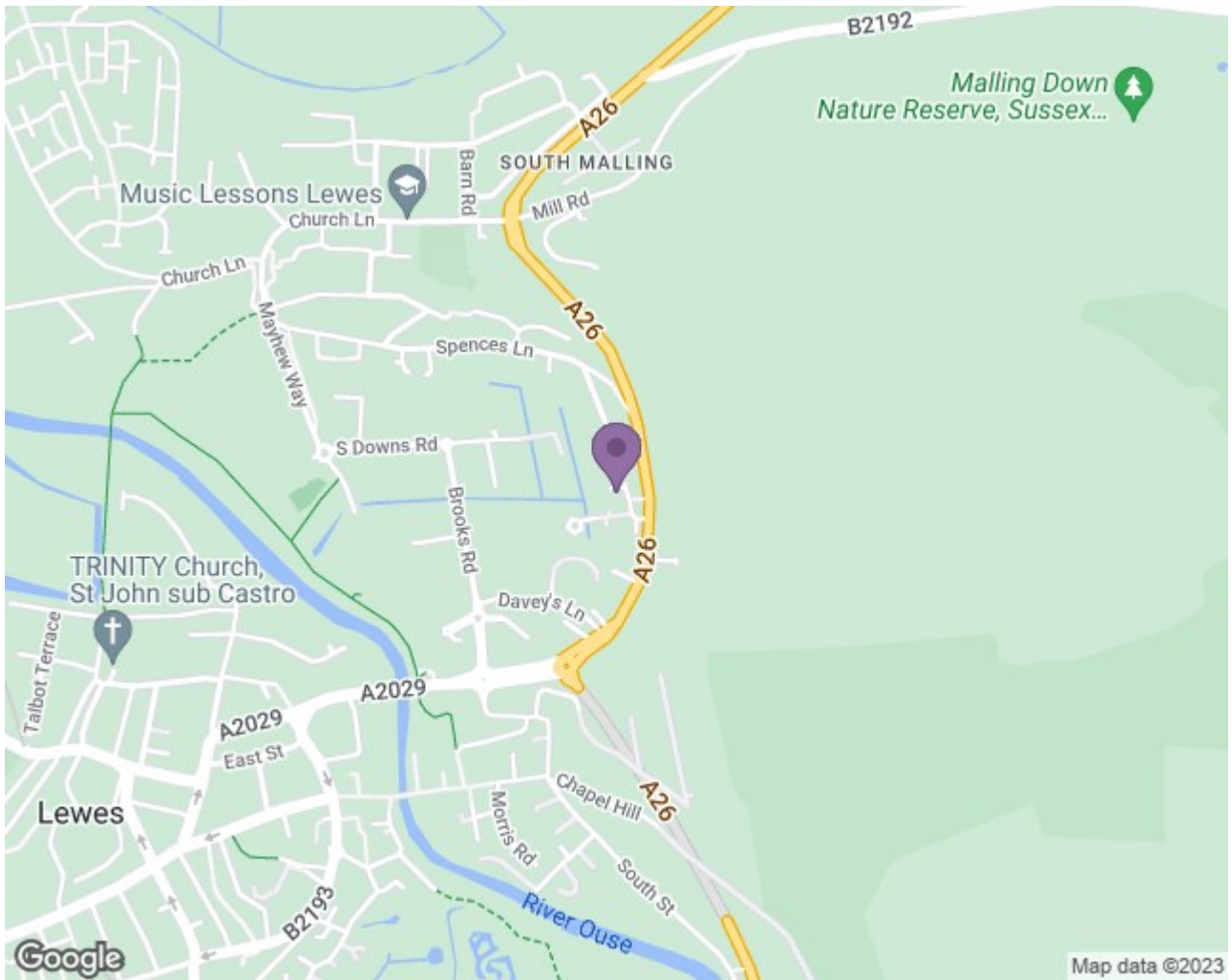
The Spinneys, Lewes, East Sussex, BN7 2RN



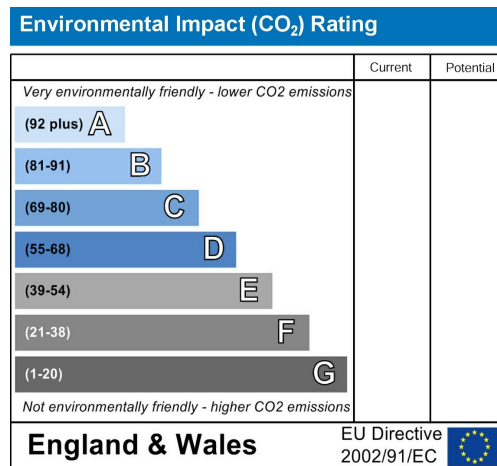
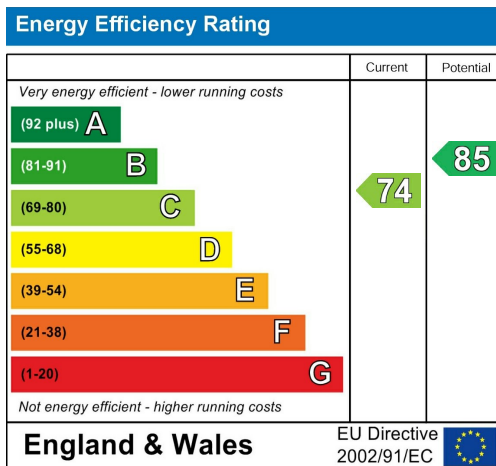
£575,000

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Location Map



Energy Performance Certificate



Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

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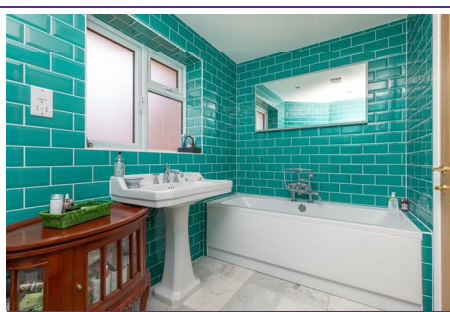
The London Office
Residential Sales

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E enquiries@tlo.co.uk

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- Semi-Detached House
- Two bathrooms
- Bright kitchen/ dining room
- Large lounge

- Four double bedrooms
- Garden extending on two sides
- Cul de sac location
- EPC - C



The Property

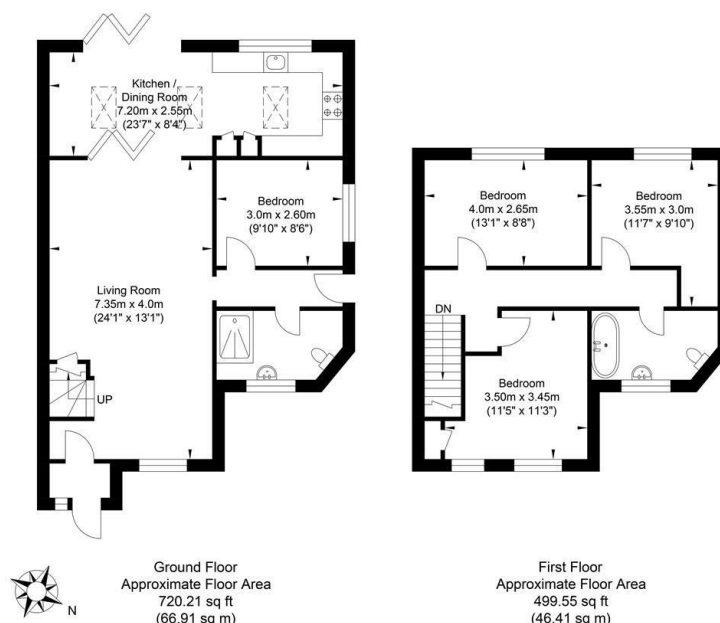
A four bedroom semi-detached house located in the corner of a small cul de sac in The Spinneys. The property has been skilfully extended to maximise the large plot. There is now a large lounge, full width kitchen/dining room, downstairs bedroom and bathroom and three further double bedrooms with another bathroom. The garden extends to the side and rear.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

Floor Plan

The Spinneys, Lewes



Approximate Gross Internal Area = 113.32 sq m / 1219.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Glazed front door with matching side panel into entrance porch, further front door with attractive stained glass window feature.

Lounge;
with a window to the front, feature wooden staircase leading to first floor. Vertical radiator and engineered oak flooring. Understairs storage cupboard.

Opening to inner hallway with door to the garden and door to bedroom with window overlooking the garden, spotlights.

Shower room;
fitted with a modern suite with a double shower. Large pedestal wash hand basin, corner toilet, plumbing for washing machine and tumble dryer, fully tiled walls and a chrome heated towel rail.

Spacious Kitchen/ dining room;
with Velux windows and bifold doors opening onto the terrace, the kitchen is of a shaker style wooden units, Stone work surface extending to incorporate a butlers sink with mixer taps over. Integrated BOSCH dishwasher, ample storage cupboards and drawers, wall mounted WORCESTER gas fired boiler set in a cupboard. Integrated fridge/ Breakfast bar, attractively tiled walls. Extractor hood over a NEFF four ring hob.

Bedroom;
a bright room with a large window offering views over the garden and towards the Downs and the Chalk pit.

The first floor landing has a hatch access to the loft space, pull down ladder and light.

Bedroom;
with two windows to the front and a recessed storage cupboard with the airing cupboard housing the hot water cylinder.

Bedroom;
with a window to the rear, again offering views towards the chalk pit and surrounding Downland.

Family bathroom;
with a panelled bath, large wash hand basin, corner w/c, chrome heated towel rail and fully tiled walls. anti-fog mirror with light.

Garden;
the rear garden wraps around the rear and side of the property, side access gate, outside lighting, large veranda that goes around the back and side. The garden is terraced with sleepers with a retaining wall.

Large summer house in the corner of the garden.

The garden is enclosed with wooden fencing and an old flint wall.

There are a range of mature shrubs and trees. The garden is principally laid to lawn with a willow tree, cherry tree and a clematis.

Allocated parking space.

Tenure: Freehold



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