



**Caburn Crescent, Lewes, East Sussex, BN7 1NR**

Asking Price £450,000

## Caburn Crescent, Lewes, East Sussex, BN7 1NR

A three bedroom semi-detached house located in a popular crescent in the Nevill area of Lewes.

### The Property

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Caburn Crescent is close to the local shops and Wallands school and is ideal for walks on The Downs. This property requires full modernisation and offers ample scope for improvement.

An enclosed entrance porch leads to the entrance hall with stairs to the first floor and has a wall mounted Glow-worm gas boiler. The lounge has a tiled fireplace and a wide window to the front. The dining room also has a tiled fireplace with cupboards to the side and a door to a green house/conservatory. The kitchen has fitted units, shelved pantry and a side door.

Upstairs are three bedrooms - two of them having lovely views across the town to Firle Beacon. The bathroom has a coloured suite and is partly tiled.

Outside is a garage with a metal up and over door. The front garden has shrubs and the rear garden has a large lawn and a paved patio and is bordered by fencing.

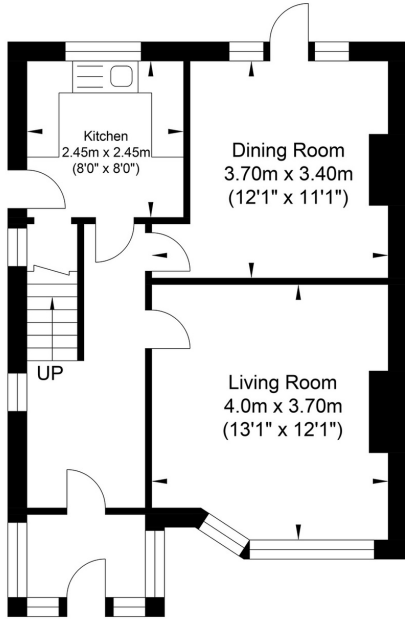
### The Location

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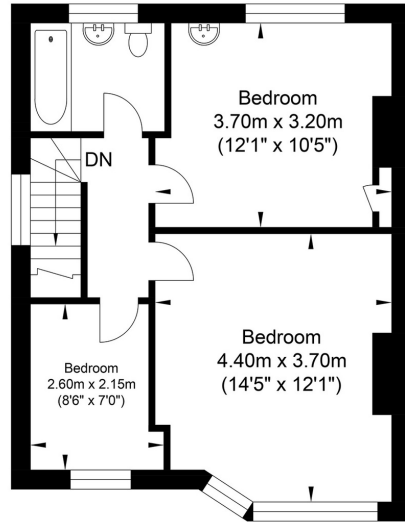
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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 and third 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.



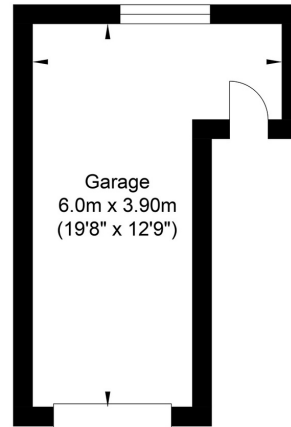
# Caburn Crescent, Lewes



Ground Floor  
Approximate Floor Area  
467.26 sq ft  
(43.41 sq m)



First Floor  
Approximate Floor Area  
439.38 sq ft  
(40.82 sq m)



Garage  
Approximate Floor Area  
184.06 sq ft  
(17.10 sq m)



Approximate Gross Internal Area = 101.33 sq m / 1090.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
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81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Agents Notes  
Tenure: Freehold  
Council Tax Band: D



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