



Timberyard Lane, Lewes, East Sussex, BN7 2AU

Asking Price £1,350,000



# Timberyard Lane, Lewes

## Timberyard Lane, Lewes, East Sussex, BN7 2AU

This property offers versatile accommodation with many special features including full height vaulted ceilings, engineered oak flooring, underfloor heating, superb kitchen and contemporary bathrooms. The accommodation either works as one family home or can be used as a property with a separate Annexe or home office. The ground level offers a super vaulted open plan kitchen/living/dining room with stairs to the first floor. The kitchen area is extensively fitted with contemporary units with marble work surfaces and high-end appliances including a Bosch five ring gas hob, AEG oven and microwave and further oven. Full height fridge/freezer and dishwasher. The bi-folds lead to the decked roof terrace from the kitchen area. Steps lead up to the annexe with the kitchen/utility room door outside, two double bedrooms or one could be a lounge and there is a contemporary Shower room.

The first floor landing is galleried and the master bedroom is double aspect with excellent views to the river and the nature reserve beyond, dressing area and ensuite shower room. Bedroom two has a window to the front and wardrobe, bedroom three is a double aspect room. The family bathroom has a Jack and Jill door to the landing and bedroom.

On the lower floor is a studio/office accessed by a separate street entrance if required and this room has a large storage cupboard and a shower room with a low-level WC. Next door is a gym with high impact floor matting. Parking is to the side of the house and the garage is double width with a roll up garage door, 'Ideal' central heating boiler and hot water cylinder. From the back of the garage is a substantial workshop/storage room for sports equipment and bikes. There is a remainder of a 10 year build zone warranty and six PV solar panels on the roof contribute to the electricity.







## 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 high street shops. 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 cafe's, 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.



# Oakley

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

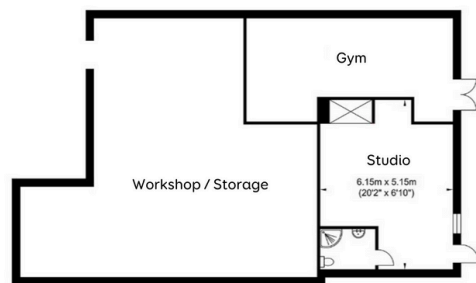
We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office



Watch the virtual tour here

Get in touch to book a viewing or valuation of  
your own property

## Timberyard Lane, Lewes



Lower Ground Floor  
Approximate Floor Area  
1586.60 sq ft  
(147.40 sq m)

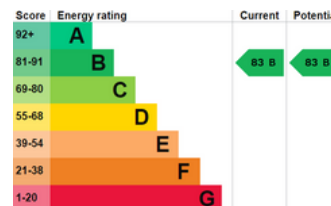


Ground Floor  
Approximate Floor Area  
1655.92 sq ft  
(153.84 sq m)



First Floor  
Approximate Floor Area  
1052.49 sq ft  
(97.78 sq m)

Approximate Gross Internal Area = 399.02 sq m / 4295.01 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
Copyright GDImpact 2019



Agents Notes

Tenure - Freehold  
Council Tax Band - G  
EPC - B



**Please note:**

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

