



19 Clare Road, Lewes, East Sussex, BN7 1PN

Asking Price £775,000

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Well appointed, versatile Chalet style property located in the popular Wallands area of Lewes with two bedrooms downstairs, three reception rooms and two bathrooms. In excellent order throughout with distant sea views and the benefit of a secluded well stocked rear garden and parking.

The Property

Clare Road is on the edge of the Wallands area and is close to the Downs. The property has been improved and refurbished by the current owner and now provides a stylish and versatile home with a gas fired combi boiler, double glazing, engineered Oak flooring, Neptune Kitchen and Fired earth bath and tiling. Stunning views from the top floor that stretch across the valley to the sea.

Part glazed front door leading to reception room with a lantern skylight and window overlooking the front garden and vertical radiator. Inner hall with stairs rising to the first floor and doors to opening to all principal rooms. The sitting room has a bay window to the front, feature picture rail and a fireplace with woodburning stove with granite hearth and oak beam over. Ground floor bedroom with a Velux window. Ground floor shower room is fitted with a contemporary style suite comprising of a shower cubicle with glass screen, concealed WC, wash hand basin with vanity cupboard, heated towel rail, part tiled walls and a cupboard housing a Worcester Combi boiler. Kitchen/breakfast room fitted with a stylish range of base units with white Quartz worksurface, mixer taps over a deep butlers sink, Neff full size dishwasher, Bosch washing machine, wall shelves and a meter cupboard. Window and door to the side and a further window to the rear. Dining Room/bedroom with folding doors with French doors leading to the garden, vertical radiator.

On the first floor is a spacious bathroom fitted with a freestanding bath with handheld shower attachment, low-level WC, wash hand basin with drawers below, heated towel rail with radiator and fully glazed shower cubicle. Velux window offering stunning views across the valley to the sea, panelled walls and attractive tiled floor. Access to eaves storage.

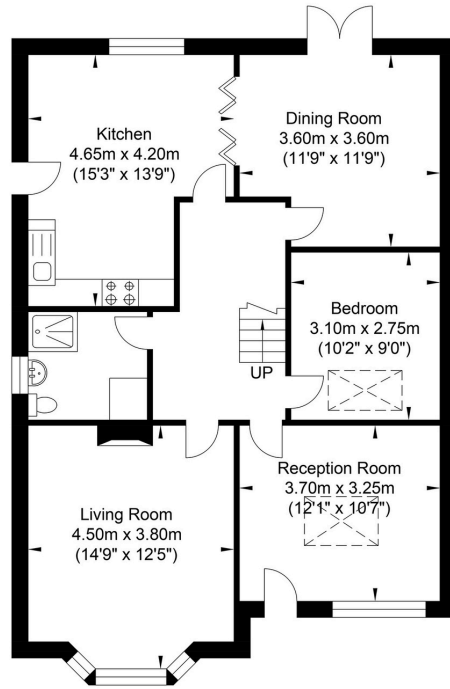
Outside to the front is a mature hedge and area of lawn and a variety of mature shrubs, seating area. Garage /workshop with wooden doors and a useful area of paved garden to the side with a built in dustbin area. To the rear is paved patio bordered by colourful shrubs, lawn, deep shrub border, outside light and further raised wooden beds.

The Location

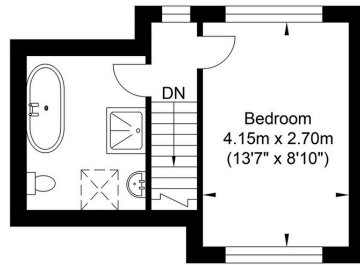
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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



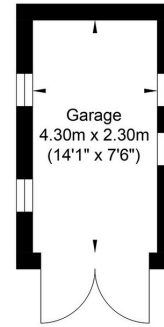
Clare Road, Lewes



Ground Floor
Approximate Floor Area
866.60 sq ft
(80.51 sq m)



First Floor
Approximate Floor Area
226.79 sq ft
(21.07 sq m)



Garage
Approximate Floor Area
106.45 sq ft
(9.89 sq m)



Approximate Gross Internal Area = 111.47 sq m / 1199.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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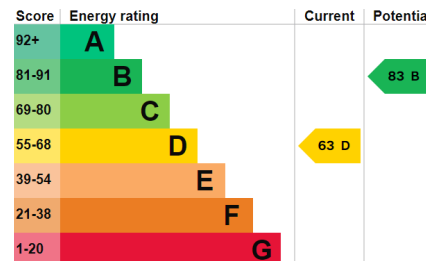
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Tenure: Freehold
Council Tax Band: D



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