



9 Hill Road, Lewes
East Sussex

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9 Hill Road, Lewes East Sussex, BN7 1DB

A superbly presented and cleverly extended, 4 bedroom detached home located in the sought-after Wallands area near to local amenities and the station, enjoying far-reaching views with gardens, garage and parking

Lewes High Street 0.7 mile, Lewes station 1.0 mile (Brighton 17 minutes, Haywards Heath 21 minutes, London Victoria 68 minutes), Brighton 8.6 miles, A27 1.8 miles, London Gatwick Airport 25.4 miles, central London 68.4 miles

Storm porch | Reception hall | Drawing room
Bedroom 4/Study | Kitchen/dining/family room
Cloakroom | 4 Bedrooms, 1 en suite | Family bathroom | Integrated Sonos system | Gardens
Garage | Outbuilding with greenhouse and shed
EPC rating C

The property

9 Hill Road is a stunning property providing light-filled, flexible accommodation, arranged over two floors. Designed by well-regarded local architect, Baker Brown, the home provides an ideal family and entertaining space, and featuring a wealth of wooden flooring throughout, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. It leads to a front-aspect study/bedroom 4 and a generous fitted utility room with a glazed door to the side. Steps then lead up to a mid-level, dual-aspect kitchen/dining room. The kitchen, designed by well-respected local craftsman 'Birt Williams', is fitted with contemporary wall and base units, including a large central island with a breakfast bar and modern integrated appliances. The kitchen also benefits from poured concrete flooring. A large sky lantern and patio doors to the rear terrace flood the space with natural light. The ground floor accommodation is completed by a bedroom wing providing two bedrooms, one with full-height glazing incorporating a door the

rear terrace, and a modern family bathroom. Stairs rise from the kitchen/dining room to the galleried and vaulted first floor sitting room with contemporary freestanding Morsø woodburner and patio doors to a balcony, affording panoramic views towards the South Downs. Adjacent is the principal bedroom suite which provides a front aspect bedroom, a fitted dressing room and contemporary en suite shower room.

The home is served by an air source heat pump, with underfloor heating throughout. Solar panels also in situ.

Outside

Occupying an elevated position, this attractive property is approached over a tarmac forecourt with weatherboarded garage and private off-road parking, a feature path rising through a landscaped front garden stocked with mature shrubs to a paved front aspect terrace. The enclosed feature garden to the rear is laid mainly to tiered lawn bordered by well-stocked shrub beds and features a paved end-of-garden terrace and neighbouring gravelled area with raised beds and outbuilding with greenhouse and shed together with a split-level paved wraparound terrace accessible from the kitchen/dining room and ground floor bedroom, ideal for entertaining and al fresco dining.

Location

The property is in the sought-after Wallands area which benefits from amenities including a primary school and nursery and enjoys panoramic views of the South Downs and Lewes Golf Course. The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an fantastic range of individual shops, supermarkets including Waitrose, cafés, restaurants, public houses and recreational facilities including a cinema and racecourse. Communications links are excellent: the A27 links to the A23/M23 and motorway network, London and its airports, and Lewes station offers regular direct links to central London.





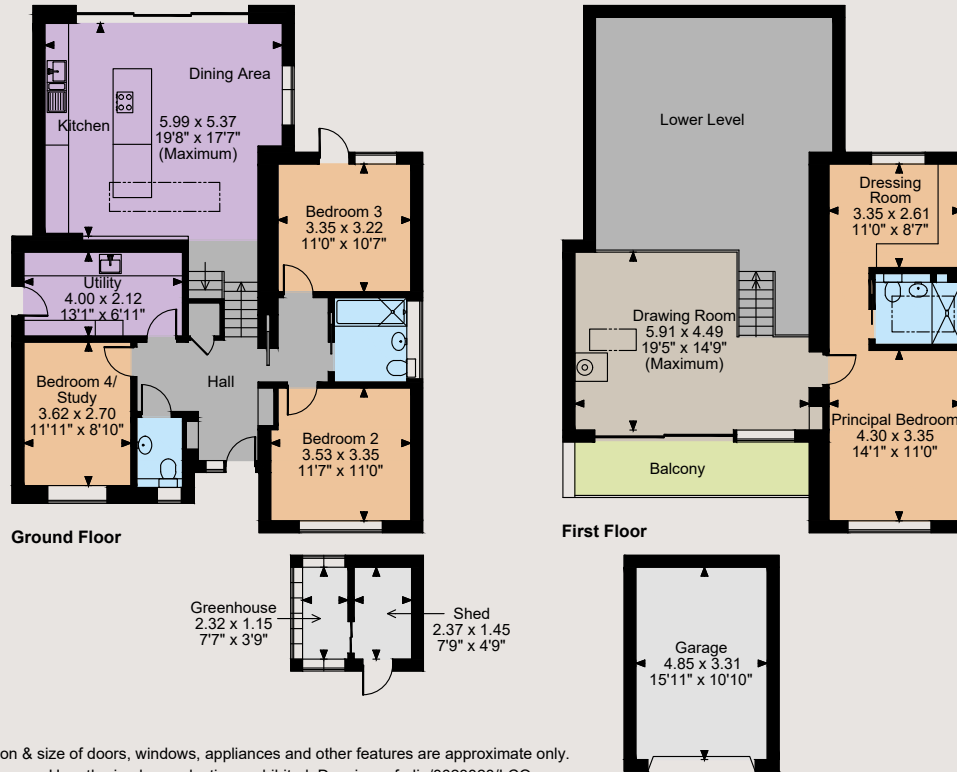








Floorplans
 House internal area 1,688 sq ft (157 sq m)
 Garage internal area 173 sq ft (16 sq m)
 Outbuilding internal area 69 sq ft (6 sq m)
 Balcony external area 86 sq ft (8 sq m)
 Total internal area 1,930 sq ft (179 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

what3words: ///swanky.hardening.clinking

General

Local Authority: Lewes District Council
Services: All mains services. Air source heat pump. Underfloor heating throughout. Solar panels. Integrated Sonos system.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,750,000

Lewes

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Over 50 offices across England and Scotland,
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