



27 St. Anne's Crescent

Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive four bedroom semi-detached family home in a convenient location near to the High Street

A handsome attached property with sitting room, study, kitchen/dining room, cloakroom, a principal bedroom with en suite bathroom, three further bedrooms, a family bathroom, private off-street parking and a manageable walled garden, the whole located in a quiet sought-after crescent in the town centre, near to the station and local amenities.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



TOWN



1,321 SQ FT



£995,000



The property

27 St. Anne's Crescent is an attractive part-tile hung semi-detached family home offering more than 1,300 sq. ft. of light-filled flexible accommodation arranged over three floors. Configured to provide a welcoming family and entertaining space, the ground floor accommodation flows from a gable end front door and welcoming reception hall and briefly comprises a generous front aspect sitting room with exposed wooden flooring, a well-proportioned study and a spacious kitchen/dining room with a range of wall and base units, wooden worktops, space for modern integrated appliances and a part-vaulted dining area with space for a sizeable table, useful en suite cloakroom and French doors to the terrace, sky lanterns flooding the space with plenty of natural light.

Stairs rise from the reception hall to the first floor which provides three double bedrooms and a contemporary fully-tiled family bathroom. The property's part-vaulted principal bedroom, which benefits from generous built-in storage and a contemporary fully-tiled en suite bathroom, can be found on the second floor.



Outside

Set behind high walling and having plenty of kerb appeal, the property is approached through double wooden gates over a gravelled driveway providing private parking, flanked by an area of level lawn. The enclosed part-walled garden to the rear is laid mainly to level lawn and features a paved terrace, ideal for entertaining and al fresco dining.

Location

St. Anne's Crescent is located just to the west of Lewes High Street (0.1 mile). Bordered by the River Ouse, the vibrant county town of Lewes forms part of the South Downs National Park and provides excellent boutique and high street shopping, supermarkets including Waitrose, cafés, restaurants, public houses, a cinema, golf course, outdoor swimming pool and racecourse. Further amenities are also available in both Brighton and Haywards Heath. Local sporting facilities include several golf courses, show jumping at Hickstead, further horse racing at Brighton and Goodwood, sailing at Brighton and Chichester together with opera at Glyndebourne. Communications links are excellent: the A27 (1.1 miles) gives access to the A23/M23 and motorway network, and Lewes station (0.9 mile) offers regular services to major regional centres and to central London in a little over an hour.



Distances

- Brighton 7.9 miles
- Haywards Heath 11.6 miles
- London Gatwick Airport 31.2 miles
- London Heathrow Airport 69.3 miles
- Central London 70.5 miles

Nearby Stations

- Lewes
- Cooksbridge
- Falmer
- Southease

Key Locations

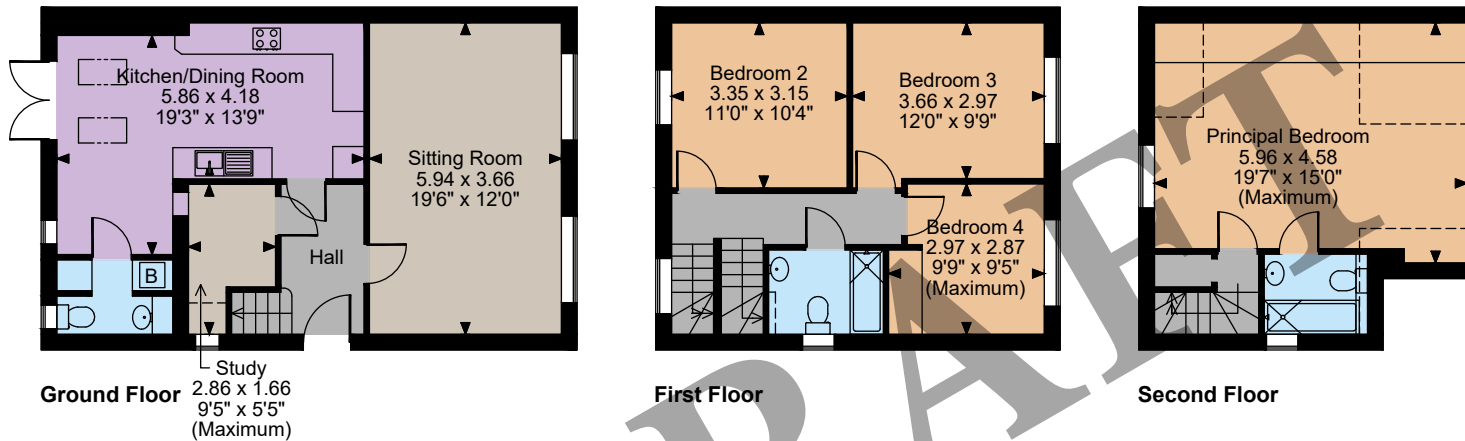
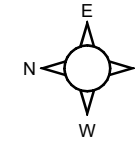
- River Ouse
- Paddock Park
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens

- Lewes Priory
- Monk's House (National Trust)
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

Nearby Schools

- LWallands Community Primary and Nursery School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Priory School
- South Malling CofE Primary and Nursery School
- Iford and Kingston CofE Primary School
- Hamsey Community Primary School
- Barcombe CofE Primary School





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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,321 sq ft (123 sq m)

Total internal area 1,321 sq ft (123 sq m)

For identification purposes only.

Directions

BN7 1SB

///What3words: lime.silks.bowls - brings you to the driveway

General

Local Authority: Lewes District Council

Services: All mains services. Gas central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

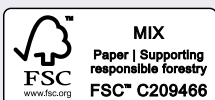
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