



LEWES

Winkworth



## 6 HARVEYS WAY

This lovely modern townhouse, with off street private parking, is located in a perfect position in the heart of Lewes town centre, with easy access to all amenities and the mainline station to London. The three storey, well presented property offers excellent accomodation with options for flexible living.

On entering, a covered porchway leads to the open plan 17' 9" fully fitted modern kitchen/dining area with views to the front. The spacious dining area invites you to relax and entertain with family and friends. There is the added advantage of an expansive storage cupboard and a downstairs cloakroom.

The welcoming 14'4" living room has an abundance of light and benefits from a full length fitted shelving system and a hearth surround for an electric fire. There is an all important, recessed study area with window overlooking a picturesque flint church. A rear door leads to a bijou patio area, ideal for seating and growing container plants. There is outside storage at the front.

On the first floor is the good sized 14'6" main double bedroom with spacious fitted cupboards and views to the rear. The second double bedroom with fitted cupboard has added charm with an elegant dormer window. The part tiled modern bathroom includes a bath and separate shower cubicle. On the second floor is the impressive and versatile, 18'4" third bedroom with dual aspect dormer windows which would also make a lovely studio.

## AT A GLANCE....

- A delightful modern town house in the centre of this sought after historical town
- Rarely available town centre, off road private parking space
- Lovely townscape views
- Easy access to all amenities including the mainline station London (Victoria 65 mins tbv).
- Entrance hall leads into the open plan well fitted modern kitchen with excellent dining area
- Downstairs cloakroom and large storage cupboard
- Well appointed living room with a study area & an abundance of light
- First floor good sized main bedroom and second double bedroom
- Well presented modern bathroom with bath and separate shower cubicle
- On the top floor is the 18'4" bedroom 3 which also would make an excellent studio
- Pretty courtyard garden to the rear
- Outside storage cupboard to the front

## SITUATION

This property is located in the centre of the sought after historic town of Lewes, close to the mainline railway station with its regular service to London (London Victoria/London Bridge in about 65 minutes tbv) and to Gatwick Airport.

Lewes is a thriving county town situated within the South Downs National Park. The town has a great range of individual shops, a number of popular cafes and restaurants, as well as regular food and farmers' markets and several supermarkets including Waitrose. The colourful city of Brighton & Hove is about 8 miles to the south west and provides a comprehensive range of cultural and shopping facilities.

The South Downs National Park provides wonderful opportunities for walking and recreation, together with the Ashdown Forest which lies some distance to the north and the coastline at the Seven Sisters Country Park which lies to the south east. The internationally renowned Glyndebourne Opera House is about 3 miles to the east.

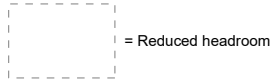
Lewes has some excellent state schools and there are many established private schools in the area. The A27 lies to the south of Lewes, and provides fast access to the A23/M23, Gatwick Airport and the national motorway network.





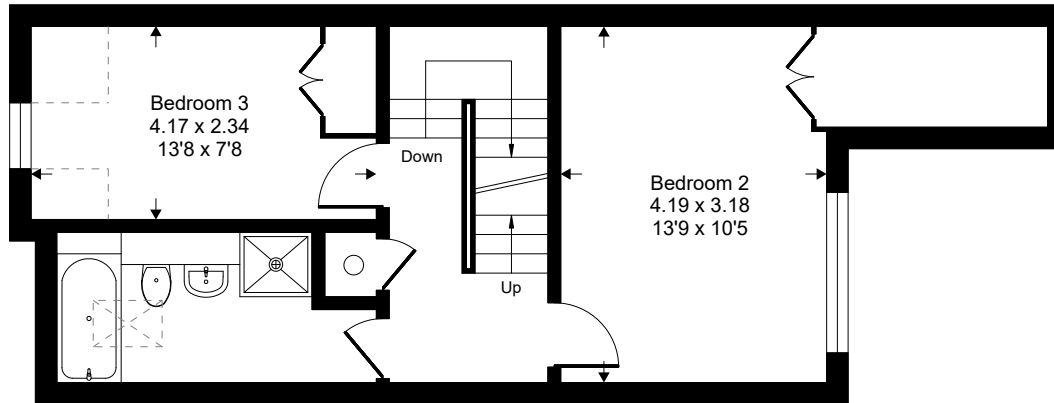




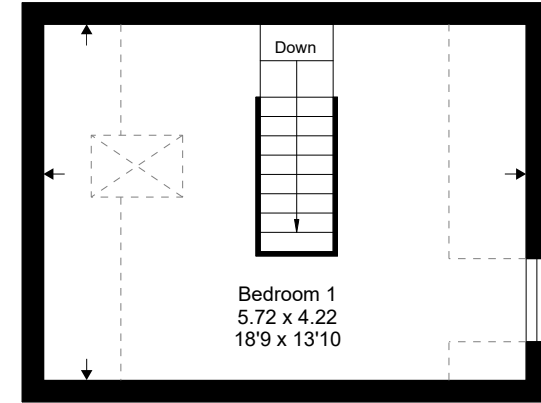


# Harvey's Way, BN2

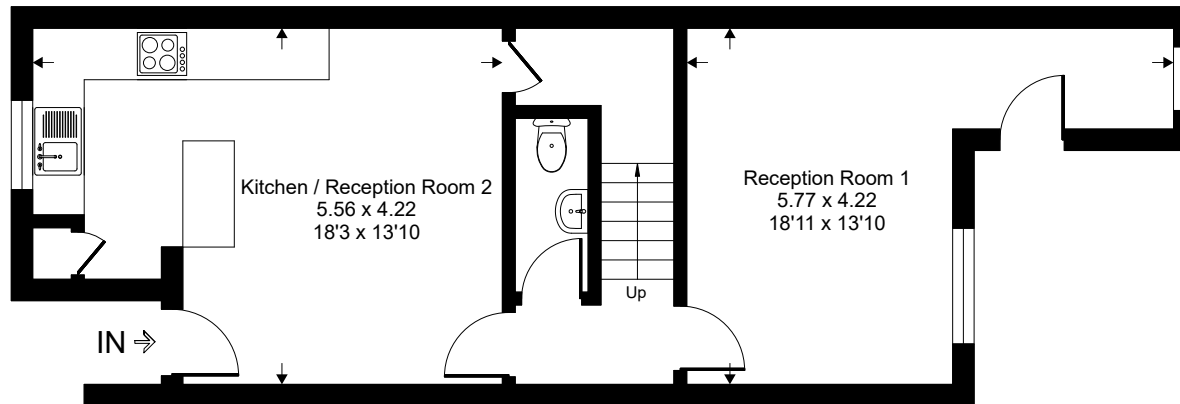
Approximate Gross Internal Area = 105 sq m / 1130 sq ft  
(excludes restricted head height)



**First Floor**



**Second Floor**



**Ground Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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