



Edward Street, Lewes



- Tucked-away town centre location
- Easy walk to the station
- End of terrace
- Two double bedrooms
- Garage
- No chain
- Great Investment
- Potential to convert garage



## Sitting/Dining Room

13'11" x 10'4"

## Kitchen

16'8" x 5'9"

## Bedroom One

13'6" x 7'10"

## Bedroom Two

9'2" x 6'8"

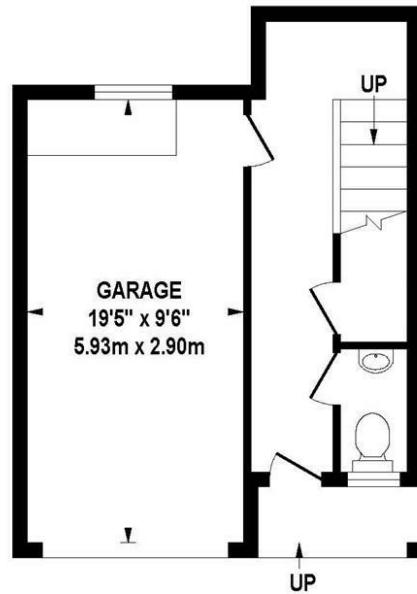
## Garage

19'5" x 9'6"

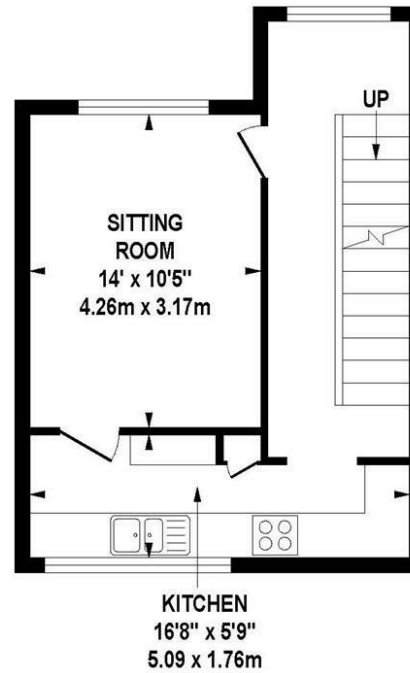




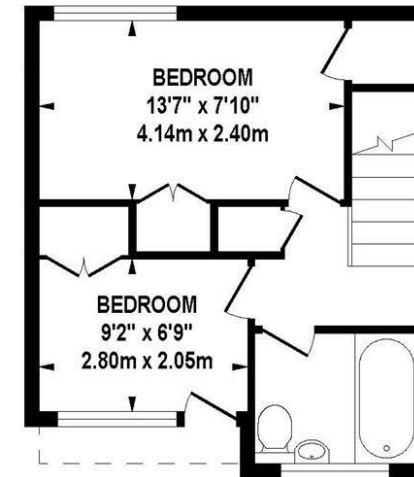
**GROUND FLOOR**  
326 Sq Ft (30.29 Sq M)



**FIRST FLOOR**  
352 Sq Ft (32.70 Sq M)



**SECOND FLOOR**  
375 Sq Ft (28.33 Sq M)



**TOTAL APPROX. FLOOR AREA 1053 SQ. FT. (97.82 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

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