Western Road, Lewes

Lewes Estates

- Three bedroom family home
- Victorian terrace with character
- South facing rear courtyard garden
- Excellent condition throughout
- New Kitchen
- New bathroom
- New decoration

Front Door

Sitting Room
11'9 x 10'8

Kitchen / Diner
10'8 x 10'7

Bathroom

1st Floor Landing

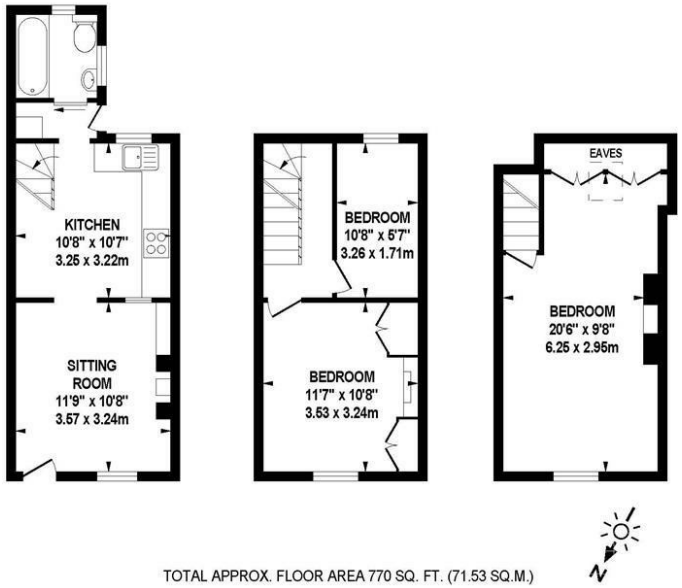
Bedroom 2
11'7 x 10'8

Bedroom 3
10'8 x 5'7

2nd Floor

Bedroom 1
20'6 x 9'8

| GROUND FLOOR | FIRST FLOOR | SECOND FLOOR |
|---|---|---|
| 291 Sq Ft (27.03 Sq M) | 241 Sq Ft (22.39 Sq M) | 238 Sq Ft (22.11 Sq M) |




TOTAL APPROX. FLOOR AREA 770 SQ. FT. (71.53 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.

A fine example of a Victorian terrace home located just outside Lewes Town centre. Lewes is the county town of East Sussex and boasts a 1000 years of history on the High Street, a great mix of independent shops and businesses, main line train station to London and access to the South Downs National Park offering 1000's of acres of land to explore. Brighton is just a 10 minute drive away and the coast is 15 minutes.

The property is located at the top end of Western Road, a 10 minute stroll back into the town centre. This cosy home has been updated and modernised by the current owners and provides light and bright accommodation over three floors. The ground floor offers a welcoming sitting room with character fireplace containing a cast iron wood burner. Through to the kitchen / dining room with new kitchen and space for a table an access out into the south facing walled courtyard style garden. The Modern family bathroom is also on the ground floor.

Upstairs you will find three bedrooms over two floors - the second floor bedroom coming in at over 20ft is length. All with new décor and flooring throughout. Many of these houses have had the bathroom moved up in the smaller of the three bedrooms and the original bathroom turned into a utility room.

This is great value if you need three bedrooms - especially if you need one as an office to work from home.

Internal viewings are highly recommended to apricate this lovely cottage..

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