Valence Road, Lewes

Lewes Estates

A classic Lewes two bedroom mid-terrace home located off the main roads within 30 seconds walk of the local shop and 10 minutes walk into the historic town centre.

- Quiet, central location on edge of Wallands area
- Original features
- South-facing garden
- 2 double bedrooms
- Scope to convert the loft into a 3rd bedroom

Front Door

Hallway

Sitting Room
10'11 x 9'8

Dining Room
10'11 x 10'2

Kitchen
10'10 x 5'11

Second Floor Landing

Bedroom 1
12'11 x 11'1

Bedroom 2
10'11 x 8

Bathroom
10 x 6

The property benefits from a front sitting room with fireplace, a second dining room with arch open to a larger than average kitchen. The fist floor landing offers a family bathroom and two double bedrooms. The garden is accessed via the kitchen and has a lower courtyard area and upper south-facing garden area, ideal for catching the sun.

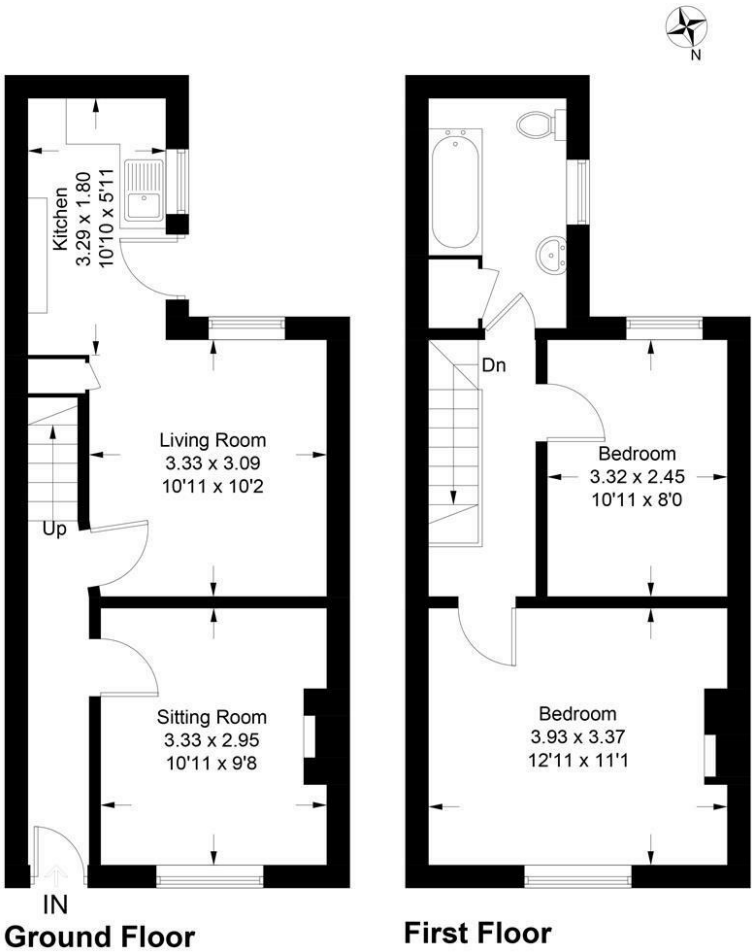
The property has been recently decorated and benefits from original features including original stripped pine internal doors.

Others in the road have converted the loft into a third bedroom, which would be possible subject to planning and building regulations.

Valence Road is a quiet lane on the edge of the Wallands area, just to the west of Lewes town centre, thus having easy access to the A23/A27 to Brighton, the universities, Gatwick and London. The property is close to South Down walks and easy for the excellent Leicester Road Stores on the corner and the popular Wallands Primary School. Lewes' historic centre is less than ten minutes walk with its attractive period buildings, individual shops, pubs, cafes and restaurants, as well as the fine new Depot Cinema.

Council Tax Band: C
EPC Energy Rating: D
Tenure: Freehold

draft



Approximate Gross Internal Area = 65.0 sq m / 700 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID951987)

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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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