



Evelyn Road, Lewes

**Lewes
Estates**

We are pleased to present this two bedroom mid terraced property situated in Evelyn Road, a popular position within the residential district of Landport with it's thriving local shop, nearby public house, two recreation areas and skate park.

Lewes' mainline train station, with it's direct trains to London and Brighton, is just over 20 minutes on foot. Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes offers an excellent range of independent shops and includes three supermarkets. Lewes has a wide range of cafes, pubs and high quality sports facilities including both indoor and outdoor swimming pools. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College.

- Spacious 2 Bedroom Mid Terraced House
- Utility Area and Ground Floor WC
- Front and Back gardens with Mature Planting
- Potential for Loft Conversion STPP
- Close to Countryside Walks Along the River
- Short Walk to the Town Centre
- Sold with No Onward Chain



Sitting Room
15'5" x 12'2"

Kitchen/Breakfast
Room
13'5" x 8'3"

Utility Area & WC

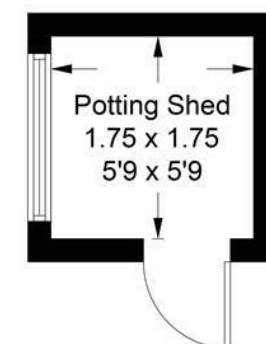
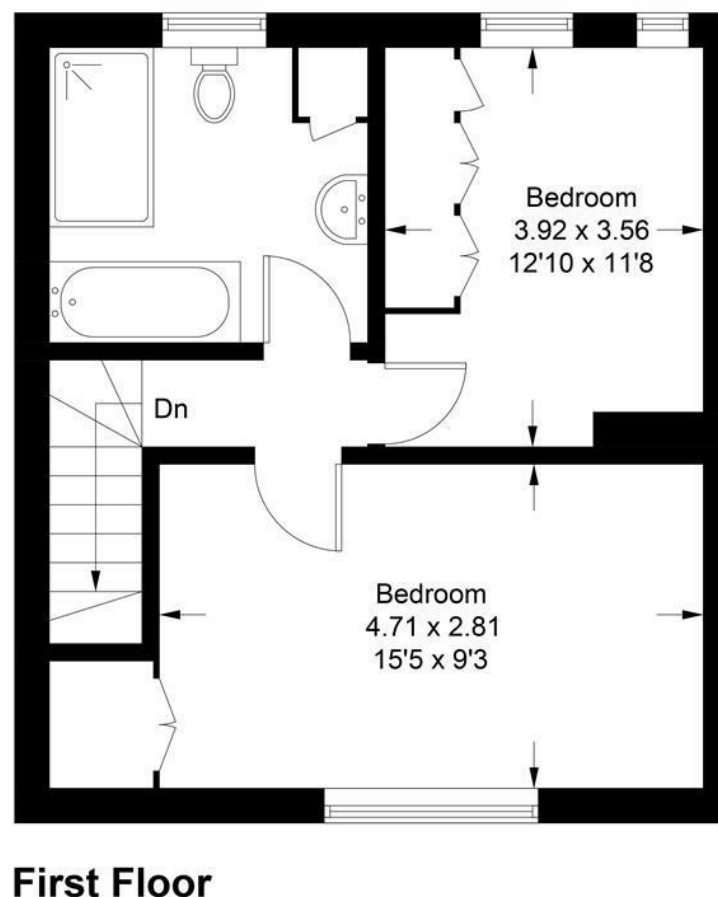
Bedroom
15'5" x 9'2"

Bedroom
12'10" x 11'8"

Bathroom

Potting Shed
5'8" x 5'8"





(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

Potting Shed = 3.1 sq m / 33 sq ft

Total = 76.5 sq m / 823 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194918)



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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.

This charming property is arranged over 2 floors with the potential for a loft conversion (subject to the relevant planning permission) and whilst some modernisation could be desired, this well cared for and much loved home is the perfect opportunity for new owners to put your stamp on. With generous bedrooms and a large bathroom, it would also be possible to reconfigure the 1st floor to achieve a third bedroom if needed.

The front door opens to the entrance lobby with stairs ascending to the first floor and door to the sitting room. This room enjoys a view of the beautifully planted front garden through it's large bay window. You then proceed to the kitchen/breakfast room which offers an integrated double oven, electric hob, under counter fridge and dishwasher. Adjoining the kitchen is a useful utility area with space and plumbing for a washing machine and tumble dryer. There is also a separate WC. A UPVC back door from the breakfast area gives access to the rear garden. The first floor has 2 double bedrooms and a large family bathroom with separate bath and shower.

Externally, this home is enhanced by a fabulous rear garden complete with paved patio area, tiered lawn and planted areas, two storage sheds and a wealth of mature shrubs and plants. Both front and back gardens have been maintained with great care. The back garden can also be accessed through a shared covered passageway.

Viewing is highly recommended to fully appreciate the potential of this property and all it has to offer.

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