



Western Road, Lewes

- 3 Double Bedrooms
- Town Centre Location
- South Facing Courtyard Garden
- Living Room with Bay Window and Fireplace
- Dining Room with views over Garden
- Modern Kitchen
- Decorated Cellar Room
- Family Bathroom
- Vacant Possession



A 3 Double Bedroom, Victorian Terrace, Located in Lewes Town Centre.

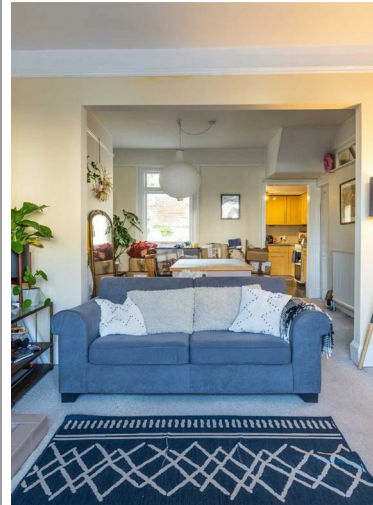
The property features Many Character Features such as High Ceilings in many of the principle rooms, Sash Windows, Panelled Doors, Picture Rails and an Exposed Brick Open Fireplace.

The front door opens into an Entrance Hall with stairs to first floor and Panelled Door to the Dining Room. The Dining Room enjoys Views over the Courtyard Garden and is Open to the Living Room. A door opens from the Dining Room to reveal stairs leading down to the decorated and carpeted Cellar Room.

The Living Room boasts a Bay Window comprising of 3 sash windows overlooking Western Road and features Picture Rails, and an Exposed Brick Open Fireplace. The Modern Fitted Kitchen is finished in an Oak Wood Design with numerous cupboards and drawers with tiled splash-backs and accommodates space for kitchen appliances

The Cellar is a Decorated and carpeted room with a window at high level and approximately 6ft01 head height. The room is currently used as a Games Room. To the first floor we find Bedrooms 2 and 3 and the Family Bathroom.

Bedroom 2 is a particularly generous size and benefits from shelves and a Fitted Wardrobe and a Bay



BASEMENT  
192 sq.ft. (17.9 sq.m.) approx.

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

2ND FLOOR  
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2022



t: 01273 477377

e: sales@lewesestates.co.uk

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.

Window with Elevated Views over the Townscape. Bedroom 3 benefits from Fitted Wardrobes and features a view over the courtyard garden. The Family Bathroom has been cleverly designed to incorporate a Bath with additional separate Shower Enclosure, WC and Wash Hand Basin set into a vanity unit. To the second floor we find Bedroom 1. Bedroom 1 is a surprisingly spacious bedroom with Fitted Wardrobes and further eaves storage. A double glazed window and further roof window flood the room with an abundance of natural light. To the Outside we find a Brick Laid Courtyard Garden of a Southerly Aspect, the garden is enclosed by walled boundaries and has stocked flower beds to the borders. Viewings are Highly Recommended to appreciate the sense of space of the property. The property has No Onward Chain. EPC Rating D.

### directions

From our office in the High Street turn left and continue up the High Street which becomes Western Road. The property can be found on the left hand side just before Western Road splits with Spital Road.





**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)