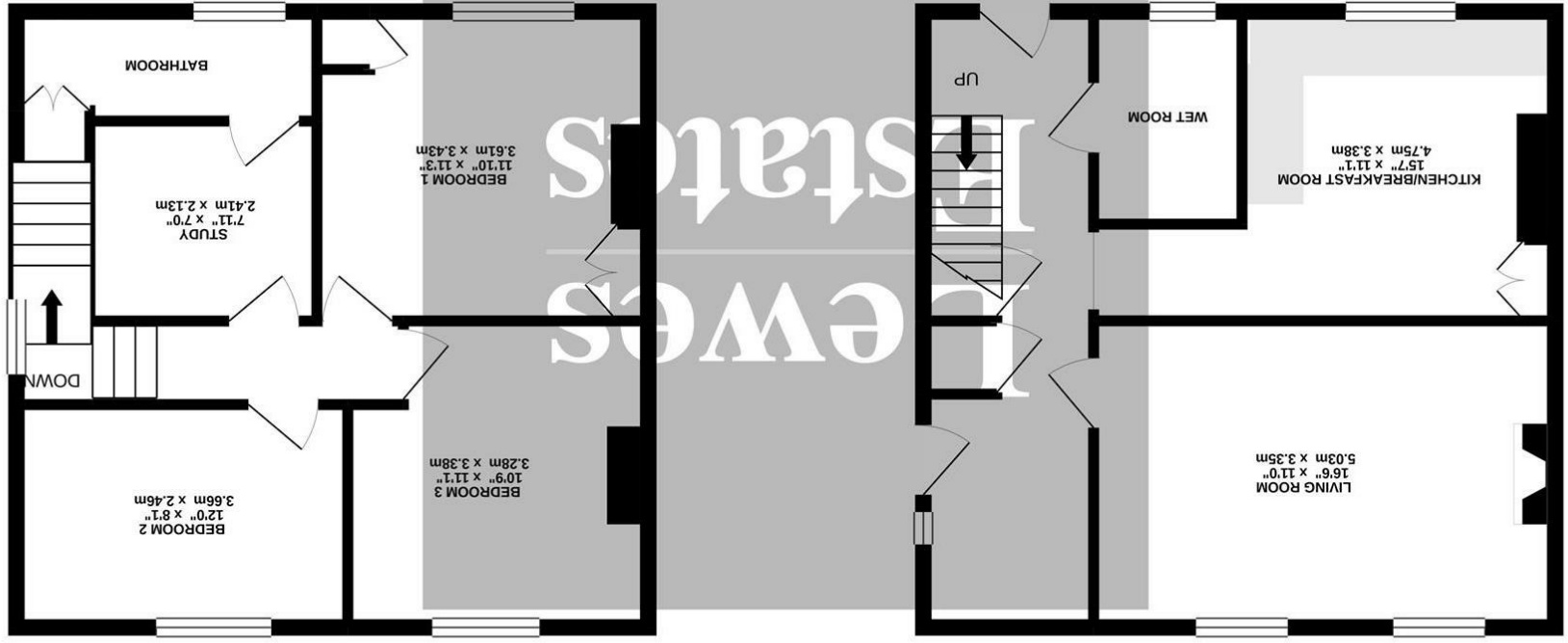




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Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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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1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



Evelyn Road, Lewes



- Generously Sized Corner Plot
- Potential for a Two Storey Extension and Off Street Parking (STPP)
- In Need of Some Updating
- 3/4 Bedrooms
- 16 Ft Living Room
- Kitchen/Breakfast Room
- Ground Floor Wet Room
- Family Bathroom
- Gardens to 3 Sides
- Views to the South Downs

Occupying a Corner Plot, this Well Proportioned, Semi Detached Property offers the opportunity for some updating and the Potential to Extend subject to the necessary permissions and consents. The 3 Double Bedroom property benefits from 2 Bathrooms and a first floor Study, and Gardens which Wrap Around the Property to 3 Sides. The front door opens into what we feel is a generously sized Entrance Hall with Rear Lobby. Doors then open to the Ground Floor Wet Room, Living room and Kitchen Breakfast Room.

The Living Room features a Fireplace with gas fire inset and a pair of double glazed windows enjoying Views over the Rear Garden. The Kitchen Breakfast Room accommodates an array of fitted cupboards and drawers and enjoys views over the front garden. The Ground Floor Wet Room has been designed for enhanced accessibility and comprises of a walk-in shower enclosure with electric shower, a heated towel rail, WC and wash hand basin. To the First Floor we find 3 Double Bedrooms, the Family Bathroom and Study. Bedrooms 2 and 3 enjoy Views over the Rear Garden and the South Downs Beyond. Bedroom 1 features a Double Wardrobe with Panelled Doors. What was Bedroom 4 has now been divided to form the Study and Family Bathroom. The Study is an internal room measuring approximately 7'11 x 7ft. The Family Bathroom comprises of a white suite with Bath, WC and Wash Hand Basin with tiled surrounds. To the Outside we find Gardens which wrap around the property to three sides allowing you to follow the sun throughout the day. The Gardens are mostly laid to lawn with a paved patio adjacent to the Living Room. EPC Rating C

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 the advice of your legal representative.



directions

From our office in the High Street turn left, proceed up St Anne's Hill & into Western Road. At the forked junction turn right into Spital Road & at the main road junction turn right & follow the Haywards Heath road towards Cooksbridge & Barcombe. Pass through Cooksbridge, over the railway line & turn right at the forked junction following the signs to Barcombe Village. On reaching the village proceed over the hump back bridge & continue into the High Street. The property can be found at the end of the High Street on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
161-191)	B		
129-160)	C	71	83
105-128)	D		
81-104)	E		
59-80)	F		
35-58)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



draft

