Ferrers Road, Lewes

Lewes Estates

Ferrers Road is a highly sought-after address, located on a quiet ‘no through’ road in the popular residential district of Lewes known as ‘The Wallands’. The county town of Lewes is renowned for its spirit of independence and rich history dating back to Saxon times.

Wallands Primary School is within immediate walking distance, and there are educational facilities for all age groups nearby. The Universities of Sussex and Brighton are just 6 and 9 miles away, respectively, and are easily accessible by bus, rail, or road.

Lewes offers a fantastic shopping experience with numerous independent, antique, and quirky shops. It is also an ideal place to enjoy a meal or a drink in one of the many eclectic pubs. The town features a working brewery located in the heart of the community on the banks of the Ouse.

A mainline railway station (London/Victoria in just over an hour) is located at the bottom of Station Street, which leads off the High Street. The town also boasts three supermarkets, the acclaimed independent Depot cinema, a leisure centre, a tertiary college, and well-attended primary and senior schools.

- Detached Family Home
- Desirable Wallands location
- Principal bedroom with en-suite shower room
- Three additional double bedrooms - Family bathroom
- Galleried reception hall & Landing
- Study
- Front & Rear Gardens
- Integral single garage
- Kitchen leading to the garden/breakfast room
- Sitting room leading to the dining room

Covered Entrance

Front Door

Hallway
11'1 x 10

Cloakroom

Sitting Room
19'11 x 10'11

Dining Room
11'11 x 10'11

Kitchen
11'1 x 10

Garden / Breakfast Room
10 x 8'5

Integral Garage
16'7 x 8'6

1st Floor Galleried Landing
12 x 12'5

Bedroom
15'11 x 11'1

En-Suite Shower Room

Walk in Wardrobe

Bedroom
16'1 x 11'1

Bedroom
9'11 x 8'5

Bedroom
9'7 x 8'5

Family Bathroom

Driveway

Front & Rear Gardens

This detached mid-20th-century four-bedroom family home is a prime example of its kind, nestled quietly in an established east/west garden plot. It offers stunning views over the Weald to the east and the surrounding downland countryside.

The current owners have resided here for 27 years, during which they have thoughtfully modernised the property. Enhancements include the addition of a garden/breakfast room, a bespoke Schreiber kitchen, a new central heating boiler installed in 2015, and replacement double-glazed windows at the front. The property is fully double-glazed.

This beautifully presented detached home features a contemporary design, providing well-balanced family accommodation that is light, bright, and airy throughout. The layout includes:

- Galleried reception hall
- Sitting room leading to the dining room
- Kitchen leading to the garden/breakfast room
- Study
- Integral single garage
- Galleried First-floor landing with built-in airing cupboard and access to the insulated roof void
- Principal bedroom with en-suite shower room
- Three additional double bedrooms
- Family bathroom

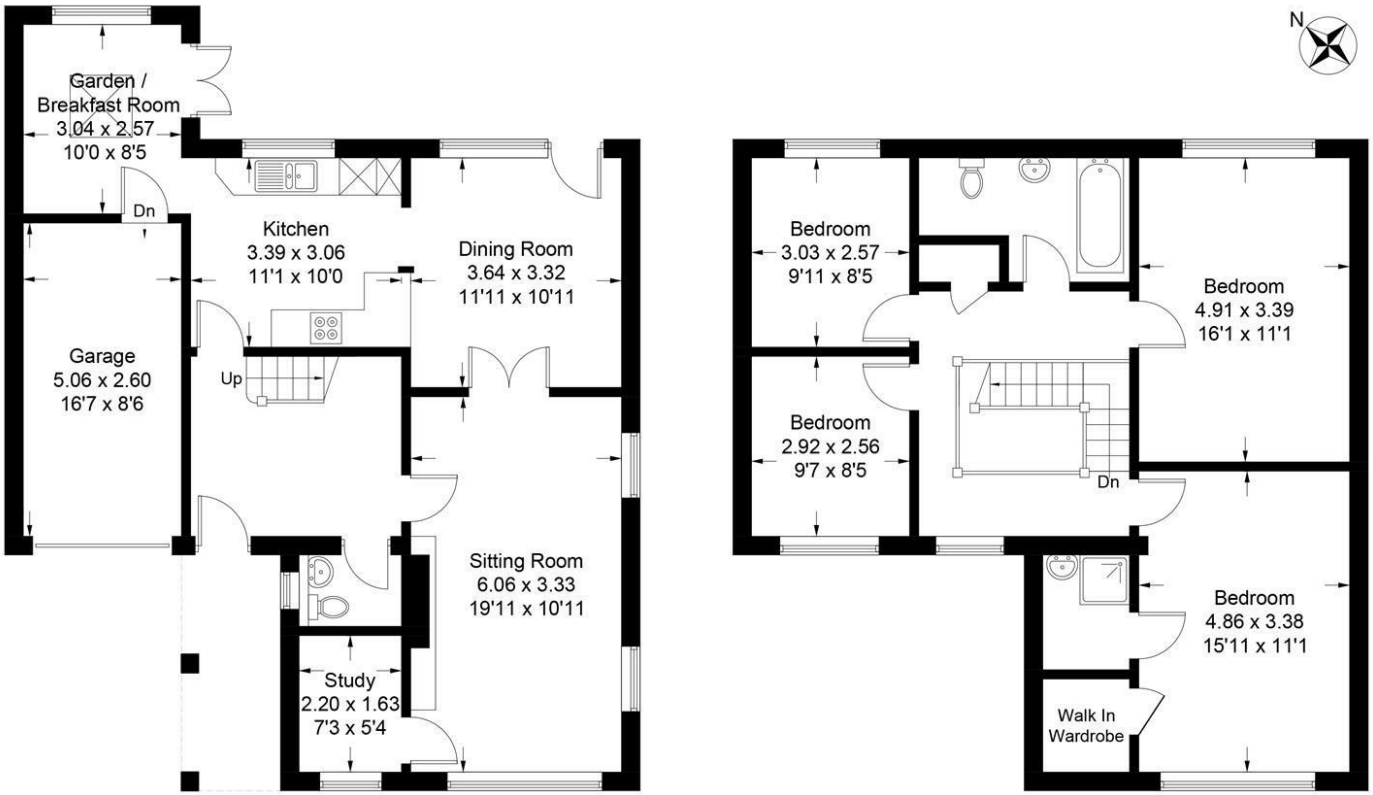
Outside:

The front garden is accessed via a block-paved driveway, offering off-road parking for two vehicles and access to the garage. A brick retaining wall encloses an established garden with a central AstroTurf lawn for easy maintenance, surrounded by broad flower beds filled with a variety of established plants, hardy annuals, and seasonal flowers.

The rear garden, accessible via a secure pathway on the northern side of the property, offers a high degree of privacy and tranquillity. It features a broad, multi-level sun terrace with brick edging, stone and shingle flower borders, specimen plants, climbers like clematis, and beech hedging. A detached timber garden shed was added in November 2023. The garden is enclosed by timber trellis and close-boarded fencing with square trellis on top.

All mains services are connected to the property, with gas-fired central heating serving panel radiators throughout. The property falls under Lewes District Council Tax Band G.

draft



Ground Floor **First Floor**

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1117507)

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