



Western Road, Lewes

**Lewes  
Estates**

- Character Town House
- Comfortable family home
- South facing courtyard Garden
- Great condition throughout
- 10 minute stroll into Lewes Centre
- Basement for storage
- Family bathroom and en-suite
- Three double bedrooms
- Open Plan Sitting / Dining
- Permit on road Parking



Front Door

Hallway

Sitting / Dining Room  
23'3 x 12'9

Kitchen

Basement  
14'3 x 10'3

1st Floor Landing

Bedroom 2  
15'3 x 11'6

Bedroom 3  
11'6 x 10

Family Bathroom

2nd Floor

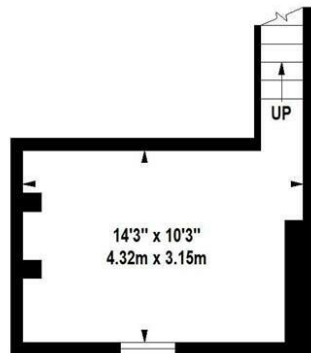
Bedroom 1  
17'9 x 12'6

En-suite Bathroom

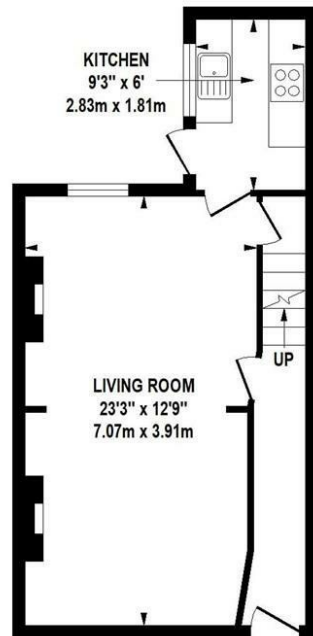
Rear Courtyard Garden



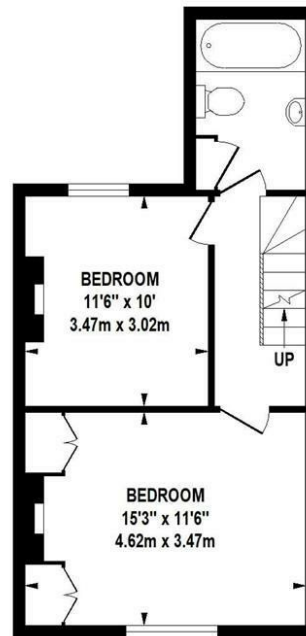
**BASEMENT**  
172 Sq Ft (15.98 Sq M)



**GROUND FLOOR**  
405 Sq Ft (37.62 Sq M)



**FIRST FLOOR**  
405 Sq Ft (37.62 Sq M)



**SECOND FLOOR**  
235 Sq Ft (21.83 Sq M)



TOTAL APPROX. FLOOR AREA 1217 SQ. FT. (113.06 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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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.

A lovely example of Victorian home with accommodation over four floors located just a short walk from the centre of Lewes.

The property retains its original hallway which leads in to the open plan living / dining room with double aspect to the front and rear. Stairs descend to a useful basement area and a well fitted kitchen finishes off the ground floor. You enter your bright south facing courtyard garden from the kitchen.

On the first floor you will find bedroom 2 & 3, both doubles and both serviced by the family bathroom.

The master bedroom is located on the second floor and benefits from its own en-suite bathroom.

the house has many original features but has been modernised sympathetically to produce a well rounded Lewes family home. - viewings are highly recommended.





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