



Morris Road, Lewes

Morris Road is a highly convenient, central yet quiet location in the ever popular Cliffe area. This historic part of Lewes is superbly located within walking distance of the mainline railway station (London Victoria approx. 70 mins), the South Downs & riverside conservation area. A number of antique shops, galleries, restaurants, boutique shops, pubs & supermarkets are located in the immediate vicinity.

- Prime Central Location on a non through road
- Landscaped Rear Garden
- Living Room with Wood Burning Stove
- Modern Fitted Kitchen Breakfast Room
- Dining Room with Views over Rear Garden
- 2 Double Bedrooms
- Family Bathroom
- Double Glazed Timber Sash Windows
- Particularly Light and Bright Property
- Beautifully Presented Throughout



A Beautifully Presented and Particularly Light and Bright Property located in a Quiet non through road in the heart of Lewes Town Centre.

This 2 Double Bedroom Property benefits from an enviable South Westerly facing Landscaped Rear Garden.

The Entrance Hall leads to a Semi Open Plan ground floor with hardwood floors throughout the Living and Dining areas.

The Living Room features a Bay Window with double glazed timber framed Sash Windows and boasts a Wood Burning Stove.

The Dining Room has had the chimney breast removed to maximise the space and leads onto the Kitchen and also the Garden.

The Kitchen Breakfast Room is a wonderfully modern, light, bright space benefiting from Bi-Fold Doors at the rear making the most of the views over the garden.

To the Upstairs we find 2 Double Bedrooms and the Family Bathroom.

Bedroom one features 2 Double Wardrobes and benefits from a Bay Window with the double glazed timber framed sash windows and exposed painted floorboards.





TOTAL FLOOR AREA : 819 sq.ft. (76.0 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.
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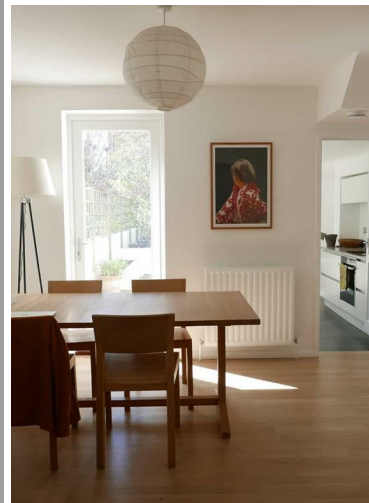
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Bedroom 2 benefits from views of the rear garden and exposed painted floorboards.

The Family Bathroom is finished is a white suite comprising of a Bath with Shower attachment, WC and Wash Hand Basin.

The South Westerly Facing Landscaped Rear Garden is a true feature, providing numerous seating areas surrounded by raised flower beds stocked with herbs, plants and shrubs.

Gas Central Heating and Double Glazing throughout.
EPC Rating D.



directions

From our office in the High Street turn right and proceed down the High Street following the one-way system past the War Memorial, down Market Street and across the Phoenix Causeway Bridge. At the roundabout turn right into Malling Street and follow the road around, passing Pastoral Antiques on your left. Take the first right into Cliffe High Street and take the first available left into Morris Road where the property can be found towards the end of the road on the right hand side.

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**Lewes
Estates**

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