



Dorset Road, LEWES

**Lewes
Estates**

- Located on a no-through road in the heart of Lewes Town Centre
- Generous dining and living room spaces
- Modern fitted kitchen
- 3 Double bedrooms
- Modern family bathroom, shower room and additional cloakroom
- Attractive walled garden with rear access
- Within easy walking distance of the mainline railway station, Lewes High Street and Grange Gardens



Located in the Popular and Desirable Southover Area of Lewes in the Heart of Historic Lewes Town Centre.

Dorset Road is a no-through road which is within easy walking distance of Lewes High Street, Lewes mainline railway station (just a 2-minute walk) and Grange Gardens.

The terraced property has been sensitivity updated by the current owners and many of the original features have been retained.

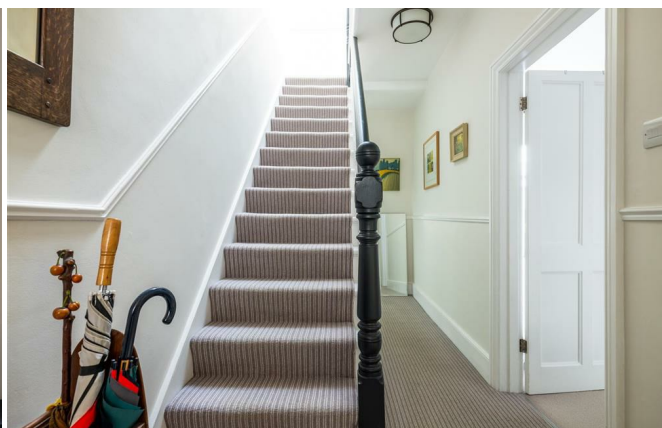
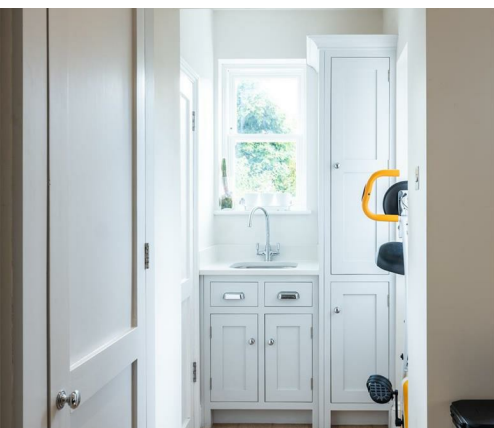
The property enjoys three double bedrooms. On the lower ground floor is a bespoke fitted kitchen with an island and quartz counter tops. The kitchen has been designed to accommodate a wealth of storage with a generous amount of work surface space. In addition there is a cloakroom with w/c and utility sink and cupboards. The modern kitchen is complemented by an oak floor and French doors leading out to the garden.

The dinning room benefits from an original cast iron fireplace with ample room for a large dinning table and chairs.

On the ground floor the living area features a cast iron fireplace with granite hearth either side of which are hand built cabinets with shelving and cupboards. The room benefits from a large south facing bay window.

EPC Rating D





Bedroom 2 is on the ground floor, with fitted shelving units, which incorporate an integral desk space. There is a sash window looking out onto the pretty garden.

Next to this is the modern family bathroom comprising of a bath, wash hand basin, WC and under floor heating.

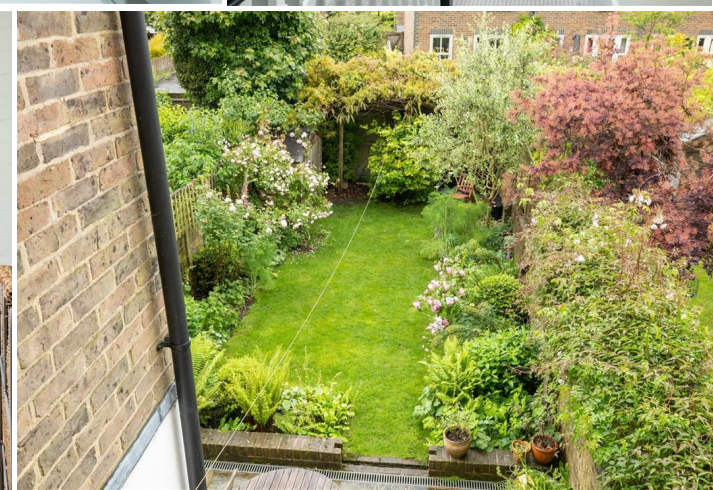
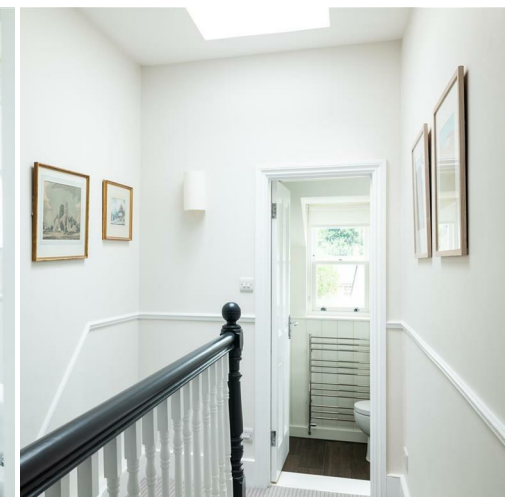
On the first floor we find two further bathrooms. Bedroom 1, the master benefits from fitted wardrobes, a period fireplace and enjoys views from the three sash windows across Dorset Road.

Bedroom 3 features another cast iron fireplace, fitted cupboard and sash window overlooking the garden with views towards the town centre and Lewes Castle.

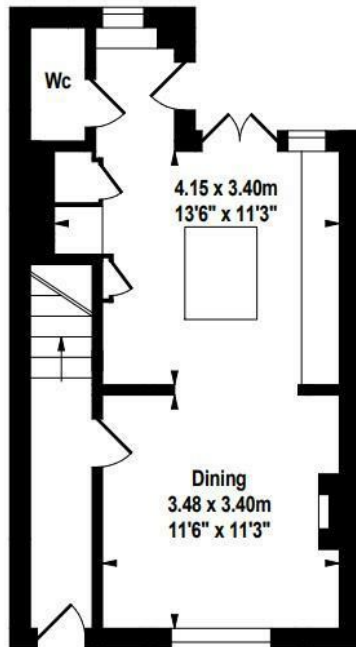
Dark oak flooring runs throughout this floor. On the first floor landing is a shower room with wash basin and w/c, tongue and groove paneling, fitted cupboard and under floor heating.

To the outside we find the pretty walled garden with rear access to the shared alleyway. There are two Indian sandstone paved patios, garden store and shed. The well stocked mature garden features David Austin roses and a Wisteria covered pergola.

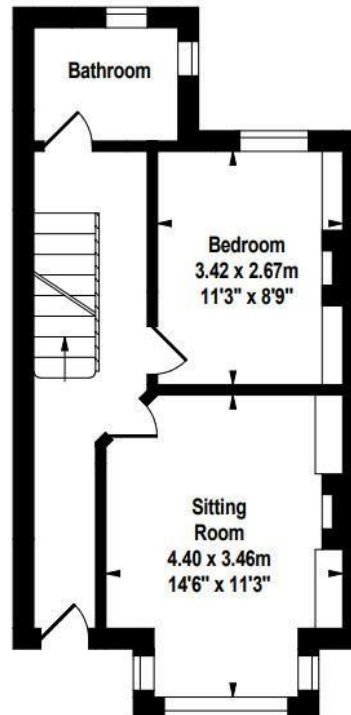




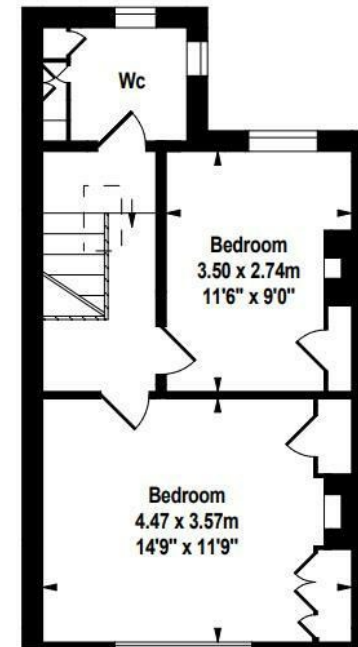
Lower Ground Floor
377 Sq Ft/ 35.02 Sq M



Ground Floor
400 Sq Ft/ 37.16 Sq M



First Floor
387 Sq Ft/ 35.95 Sq M



Total Floor Area = 1164 Sq Ft/ 108.14 Sq M



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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.



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