The Avenue, Lewes

Lewes
Estates

Lewes is the picturesque and historic County Town of East Sussex, situated in the superb South Downs National Park. It offers many excellent independent shops and markets, and is well served by a range of supermarkets and High Street chains. It has a wide variety of restaurants and recreational opportunities, and is famous for its Bonfire Night celebrations. There is a vibrant cultural scene in Sussex, with world-class opera at Glyndebourne and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

- Spacious Edwardian family home
- Prime location
- 5 double bedrooms
- 3 receptions
- Views over Paddock and Lewes Castle
- Large garden
- 2 garages
- Many original features

Lounge
13'5" x 11'11"

Dining Room
14'0" x 11'3"

Kitchen
9'10" x 7'9"

Sitting Room
18'2" x 11'11"

Bedroom 1
13'8" x 11'11"

Bedroom 2
13'4" x 12'0"

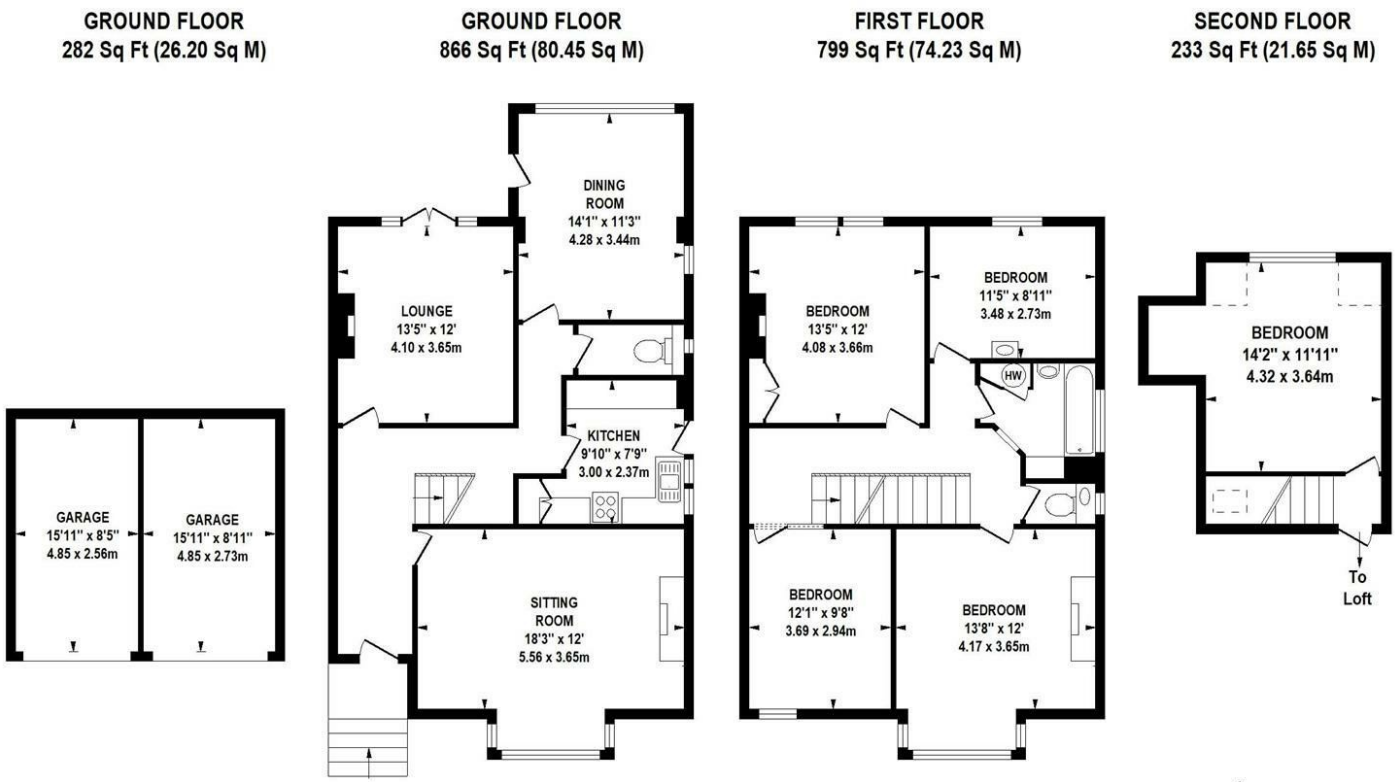
Bedroom 3
14'2" x 11'11"

Bedroom 4
12'1" x 9'7"

Bedroom 5
11'5" x 8'11"

Garage 1
15'10" x 8'4"

Garage 2
15'10" x 8'11"



TOTAL APPROX. FLOOR AREA 1898 SQ. FT. (176.32 SQ.M.)
(EXCLUDING GARAGE)
GARAGE AREA 282 SQ. FT. (26.20 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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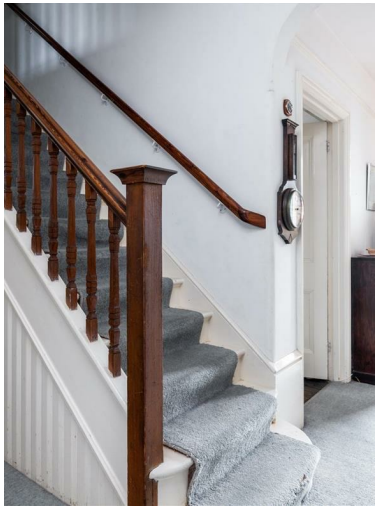
Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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 fine example of a large semi-detached period family home, located in The Avenue, one of the premier roads in Lewes. The property has spacious accommodation over three floors and has been in the ownership of the same family for many years. It has many original features throughout the house including four original fireplaces, picture rails, internal doors and door fittings. The house will benefit from modernisation and possibly some remodelling depending on the requirements of the new owners. The accommodation currently consists of a welcoming hallway with stairs ascending to the first floor and WC. The ground floor has a front Sitting Room with bay window, marble fireplace and picture / plate rails. A second reception room has French doors opening onto the rear garden as well as a fire place. The original kitchen is located next to an extended dining room, again with access to the rear garden.

The first floor offers four double bedrooms - two overlooking the Paddock with great views of Lewes Castle and two overlooking the rear garden. You will also find a family bathroom with separate WC. Stairs ascend again to the second floor where you will find a further double bedroom and a walk in loft area.

Outside to the front you have two single garages with up and over doors, power and light. Steps up through the front garden to the covered porch. The rear garden is mostly laid to law with mature planted borders - approximately 100ft in length with a raised area at the end of the garden ideal for growing vegetables or placing a garden office / workshop.

The property sits in a prime situation on The Avenue, a premier road in one of Lewes' most sought after areas, overlooking Baxter's Field, which is owned by a local charity and used by the community for recreational activities. The Avenue is conveniently located to reach all that Lewes has to offer, and is under a mile from Lewes mainline station.



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