



Beckett Way, Lewes

**Lewes
Estates**

Welcome to Tamarisk, a two bedroom end of terrace house in a peaceful cul-de-sac position in the popular Malling area of Lewes.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside.

There are multiple highly regarded primary schools, including South Malling which is less than 10 minutes on foot. Priory Secondary School and also Sussex Downs College are also within easy walking distance.

Local buses go into town and there is a 15 minute attractive off road walk into the centre of town. 20 minute walk to the station. 5 minute walk to recreation grounds and the Pells pool, and pleasant river walks.

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi supermarkets all nearby), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.

- Two Bedroom End of Terrace
- South Facing Rear Garden
- Front and Side Gardens
- In Need of Updating
- Sold as Seen with No Onward Chain



Sitting Room

16'10" x 14'0"

Kitchen

14'0" x 7'7"

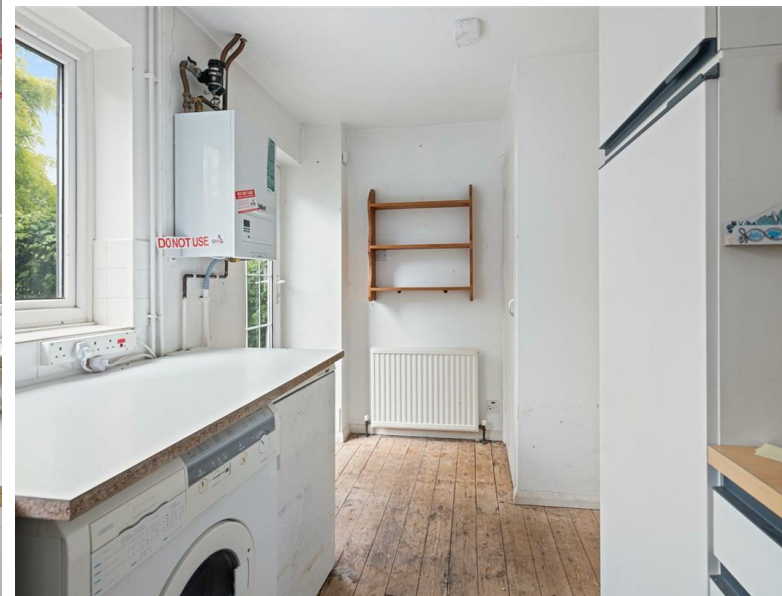
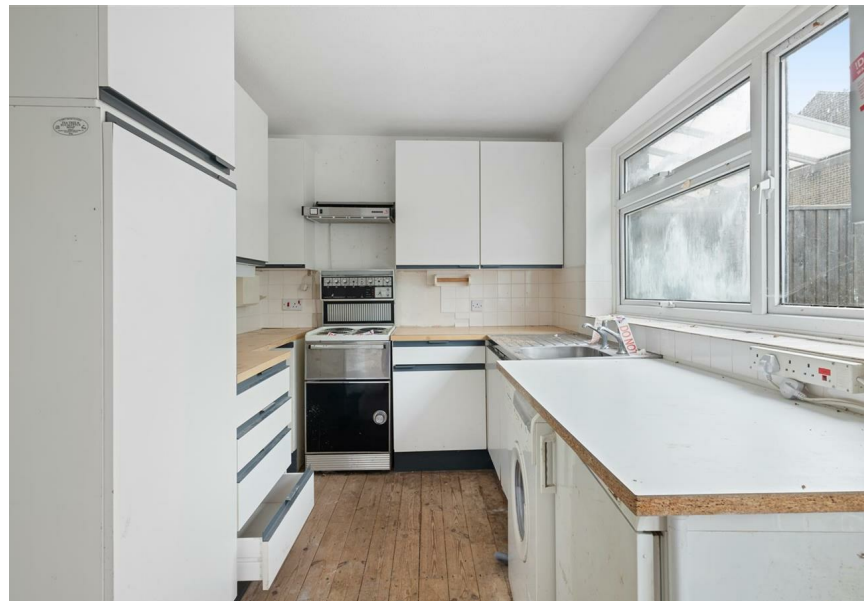
Bedroom

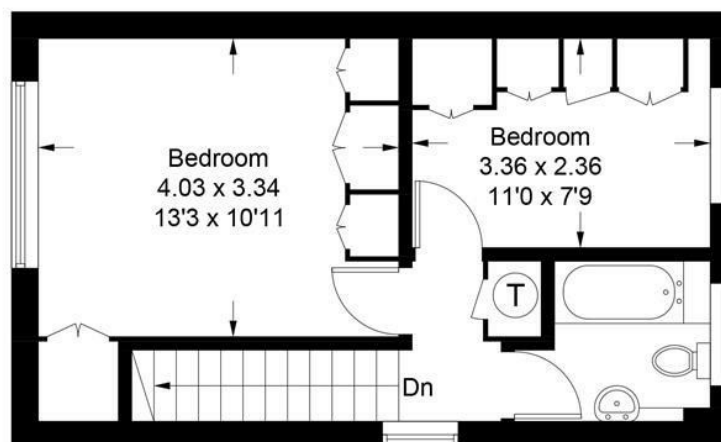
13'2" x 10'11"

Bedroom

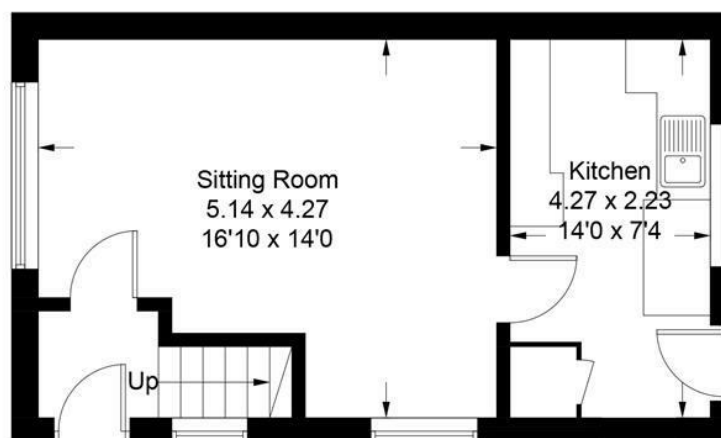
11'0" x 7'8"

Bathroom





First Floor



Ground Floor

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212368)

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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From the entrance lobby, the stairs ascend to the first floor and door leads you to the living area.

The sitting room is spacious and bright and has dual aspect windows to the front and side of the property

The kitchen adjoins this room and offers an array of wall and base units, free standing electric cooker, under counter fridge and washing machine.

Upstairs you will find two doubles bedrooms and a family bathroom.

Externally the property has a sunny south facing rear garden enclosed by fencing and there are both front and side gardens. The rear garden can be assessed through a UPVC door in the kitchen.

Whilst the house would benefit from some updating, this property offers a perfect opportunity for the new owners to make it their own. Being sold with no onward chain. Viewing recommended.



draft



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