



Stansfield Road, Lewes

**Lewes
Estates**

Lewes Estates is pleased to offer for sale a well presented three-bedroom semi-detached house with off street parking and mature south facing garden. Situated in a desirably convenient position on Stansfield Road, this lovely family home is close to the local shop, public house, recreation area, and skate park, whilst still being only 15 minutes on foot from Lewes' mainline train station.

Stansfield Road is a popular choice with families and professionals alike due to its easy walking distance from the town centre, combined with a sense of calm and community. The 'no through road' provides a quiet position and residents also enjoy proximity to the South Downs National Park, which offers scenic walks and cycling routes to the nearby chalk pits, old racecourse, and along the river Ouse.

Lewes town centre is approximately 15 minutes on foot and offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), a wide range of cafes, pubs, and high-quality sports facilities, as well as the independent Depot Cinema. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket, and hockey.

There are multiple highly regarded primary schools nearby including Wallands CP, Southover CofE, Western Road CP and Lewes Old Grammar. For older children Priory Secondary School and Sussex Downs College are also within walking distance.



You enter a spacious entrance hall which features a terracotta tiled floor, front aspect window, and understairs storage cupboard. Stairs take you up to the first floor and there are doors providing access to the Sitting room and Kitchen/Breakfast room.

The generous sitting room has an engineered wood floor, working open fireplace and large south facing window overlooking the rear patio. The Kitchen/Breakfast room has a range of wall and base units, gas hob, and electric oven with extractor over. There is a ceramic sink and space and plumbing for a dishwasher. Laminate flooring features in this room and there are double UPVC patio doors providing access to the garden.

Proceeding from the kitchen there is a useful utility area with space and plumbing for a washing machine, fixed shelves and a further external door giving access to the secure passage from the street through to the garden. There is also a ground floor cloakroom and workshop.

Upstairs on the first floor there are two double bedrooms with a south facing aspect and a smaller single bedroom with front aspect. The family bathroom has a white suite comprising of panelled bathtub with shower over, pedestal sink, and low-level WC. There is also access to the loft via a hatch.



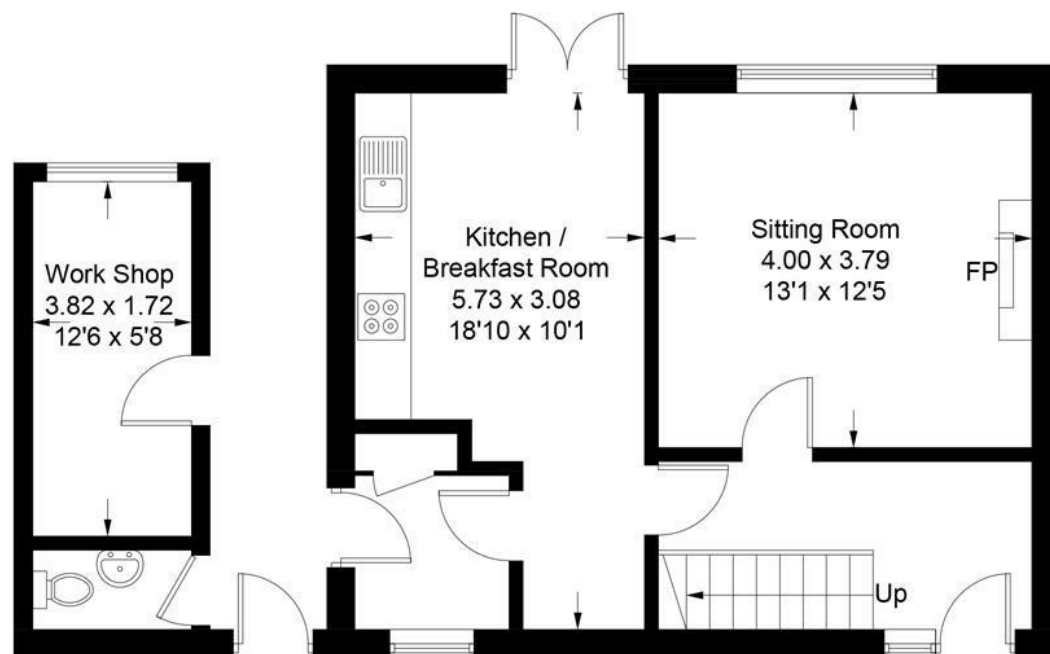
Externally, the front garden has a hedged front border, paved footpath to front door, off road parking for one vehicle and mature cherry tree. The back garden has a paved patio adjacent to the house with steps up to a terraced lawn. There is a variety of mature shrubs and plants enjoying the southerly aspect. There is also an additional storage shed.

The property is well presented throughout, is fully double glazed, and has gas fired central heating. Internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.

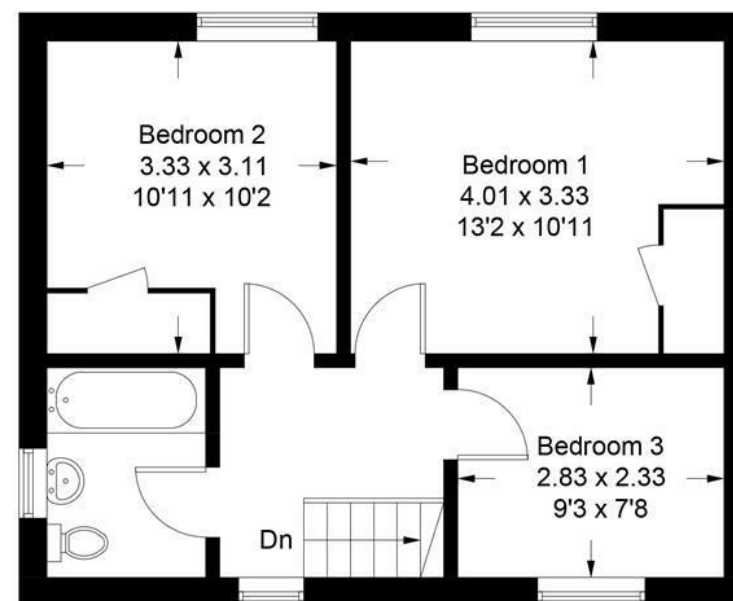
- 3-Bedroom Semi-Detached House
- South Facing Garden
- Off-Road Parking
- 15-Minute Walk to Lewes Mainline Train Station
- Spacious Kitchen/Breakfast Room
- Ground Floor Cloakroom, Utility Area, and Workshop
- Potential to Extend Subject to Planning Permission
- Vendors Suited
- Viewing Highly Recommended

draft





Ground Floor



First Floor

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

Outbuildings = 7.9 sq m / 85 sq ft

Total = 91.7 sq m / 987 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1295746)



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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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