



Prince Edwards Road, 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.

- Wallands Family House
- Edwardian Character
- 3000 sq ft
- 5/6 bedrooms
- 3 reception rooms
- South facing rear garden with views
- Front garden
- Single garage
- Off road parking for 3 plus
- Ideal for modernisation



Entrance Porch

Hallway

Reception Room 1  
19'7 x 11'11

Reception room 2  
13'6 x 13'1

Dining Room  
13'1 x 11'10

Kitchen  
10'11 x 7'10

Utility Room  
11'4 x 8'11

Cloakroom

Sun room  
10 x 8'6

Cellar

Room 1

Room 2  
14'8 x 12'1

Room 3  
11'2 x 9'5

Room 4  
11'2 x 8'9

1st Floor Landing

Bedroom 1  
19'8 x 12

Bedroom 2  
13'5 x 13'1

Bedroom 3 (kitchen to be removed)  
13'1 x 12

Cot Room / Office ( potential en-suite)  
8'9 x 6

WC

Bathroom

2nd floor landing



A fine example of a large semi-detached Edwardian family home, located in Prince Edwards Road, one of the premier roads in Lewes. The property has spacious accommodation over three floors - Totalling over 3000sq ft -and has been in the ownership of the same family for many years. It has many original features throughout the house including floor boards, ornate plaster work and picture rails,. The house will benefit from modernisation and possibly some remodelling depending on the requirements of the new owners. This offers a great opportunity to put your own stamp on a spacious, Wallands , family home

Overall the property is very well balanced having three reception rooms, 6 bedrooms, south facing mature rear garden, off road parking and a single garage The accommodation currently consists of a welcoming hallway with stairs ascending to the first floor. You have two main reception rooms coming off the hallway as well as access to the large cellar.

To the rear you will find the kitchen and dining room as well as utility space, WC, downstairs wet room and a sunroom overlooking the sunny rear garden.

The cellar has four seperate rooms as would make an ideal workshop / wine cellar or even movie room. It has power and light and also contains the gas boiler.

The first floor half landing gives you a bathroom and seperate WC and the main landing services three double bedrooms and a single cot room / office (also possible space for an en-suite.. The rear bedrooms affords a fantastic rood top view with Lewes castle and The Downs beyond

The second floor offers two more double bedrooms - one currently divided into a 'dark room' bedroom and storage, Again the rear bedroom benefitting from far reaching views.

Outside to the front you a pretty front garden with path leading up to the original porch. You will also find access to the garage and a minimum of three of road parking spaces. The rear garden is well stocked and mature with planted borders and lawn area as well as terrace area and garden paths. The garden has a southerly orientation offering sun for most of the day

The property sits in a prime situation on Prince Edwards, a premier road in one of Lewes' most sought after areas, This spacious family home is conveniently located to reach all that Lewes has to offer, and is under a mile from Lewes mainline station.





Approximate Gross Internal Area = 238 sq m / 2562 sq ft  
Cellar = 37.2 sq m / 400 sq ft  
(Excluding Garage)  
Garden Shed = 6.2 sq m / 67 sq ft  
Total = 281.4 sq m / 3029 sq ft  
Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID980552)



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