



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 home
- Victorian character features
- 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 cars
- 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
Wet Room
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
13'1 x 12
Cot Room / Office
8'9 x 6
WC
Bathroom
2nd floor landing



A fine example of a large semi-detached, late Victorian 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. The house retains many original features throughout including floorboards, 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, a 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. There are 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 separate rooms and would make an ideal workshop / wine cellar, or even a movie room. It has power and light and also contains the gas boiler.

The first floor half landing gives you a bathroom (with WC) in addition to a separate WC. The main landing services three double bedrooms and a single cot room / office (which could possibly be converted into an en-suite). The rear bedrooms afford fantastic rooftop views over Lewes Castle and the South Downs beyond.

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

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

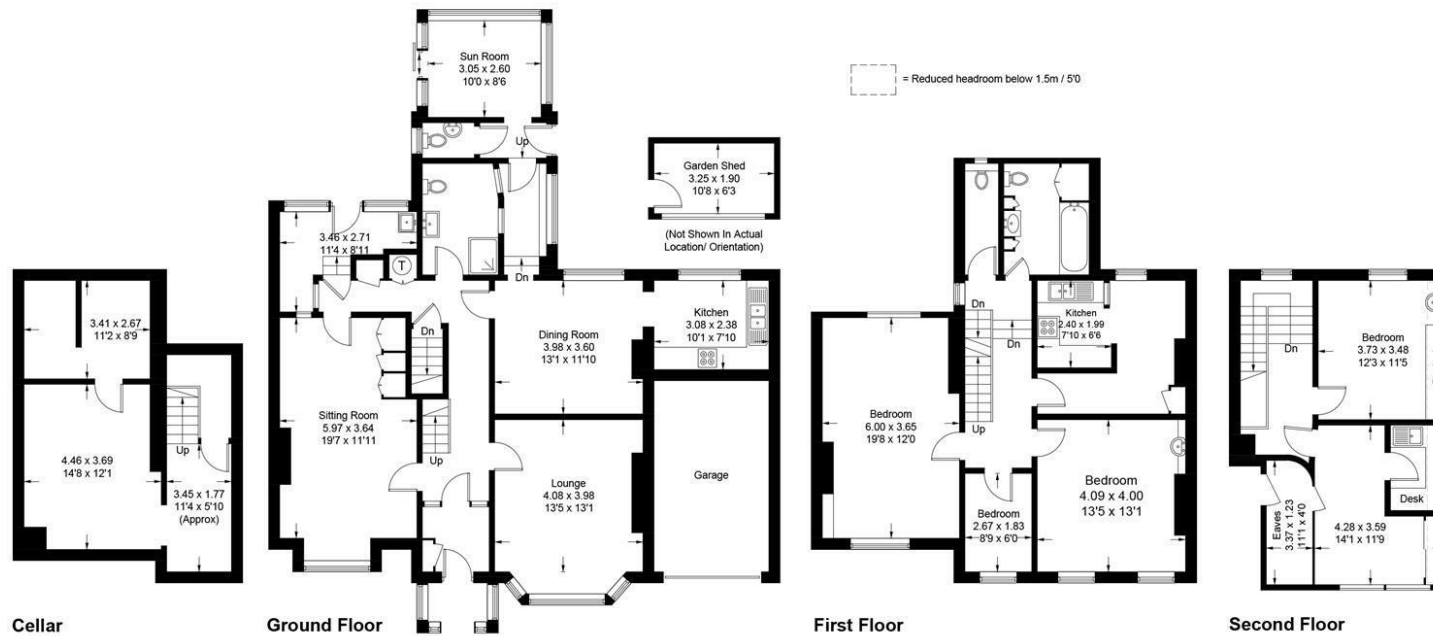
The property sits in a prime situation on Prince Edwards Road, a premier road in one of Lewes' most sought after areas. This spacious family home is conveniently located to reach all that Lewes has to offer, and is under a mile from Lewes mainline station.

Council Tax Band: G
Energy Performance Rating: E
Tenure: Freehold



draft

www.lewesstates.co.uk



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)



t: 01273 477377
e: sales@lewesestates.co.uk

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.



52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk