Western Road, Lewes

Lewes Estates

- Three bedroom family home
- Victorian terrace with character
- South facing rear courtyard garden
- Excellent condition throughout
- New kitchen
- New bathroom
- Large master bedroom

Front Door

Sitting Room
11'9 x 10'8

Kitchen / Diner
10'8 x 10'7

Bathroom

1st Floor Landing

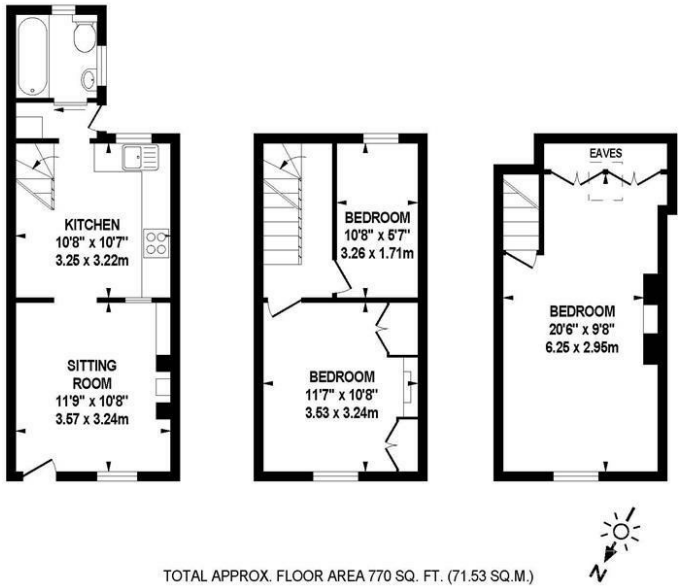
Bedroom 2
11'7 x 10'8

Bedroom 3
10'8 x 5'7

2nd Floor

Bedroom 1
20'6 x 9'8

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
291 Sq Ft (27.03 Sq M)	241 Sq Ft (22.39 Sq M)	238 Sq Ft (22.11 Sq M)



TOTAL APPROX. FLOOR AREA 770 SQ. FT. (71.53 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.

This beautiful Victorian terrace home is located just outside of Lewes Town centre. The property is located at the top end of Western Road, a 10-minute walk to the town centre and minutes to local parks and schools, and from South Downs walks.

This cosy home has been lovingly restored and updated, and modernised, retaining many
period features to provide light and bright accommodation over three floors. The ground floor offers a welcoming sitting room with a character fireplace with a wood burner, through to the kitchen/dining room with a new kitchen and space for a dining table and access out into the south-facing walled courtyard garden. The modern family bathroom is also on the ground floor.

Upstairs you will find two double and single bedrooms split over two floors - the second floor bedroom is over 20ft in length. All with new décor whilst retaining original features such as sash windows, exposed brick, and wooden flooring throughout. Internal viewings are highly recommended to appreciate this lovely cottage.

Ideally situated for the town, the South downs, local parks and easy transport links to
Brighton and London. Lewes is the county town of East Sussex which boasts 1000 years of history on the High Street, a great mix of independent shops and businesses, a mainline train station to London and access to the South Downs National Park, offering 1000's acres of land to explore.
Brighton is just a 10-minute drive away, and the coast is 15 minutes.

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