



Foundry Terrace, LEWES

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The town has quality sports facilities including two swimming pools, athletics track, and tennis club as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School. The internationally recognised Glyndebourne Opera House is located approximately 4 miles from Lewes.

- Central yet quiet location
- Located just behind the historic Cliffe High Street
- Single off-road parking space
- Rear garden with rear gate access
- No forward chain
- Two double bedrooms
- Light & airy home
- Easy walk to all amenities including the mainline railway
- Great investment property



Front Door

Hallway

WC

Storage cupboard

Kitchen

9'10 x 5'11

Sitting / Dining Room

13'7 x 12'6

1st Floor Landing

Bedroom 1

9'11 x 9'8

Bedroom 2

13'7 x 7'3

Bathroom

Rear Garden

Off Road Parking space



A centrally located, modern town house with allocated off-street parking available with no forward chain and vacant possession. This comfortable home is in an ideal location if you are looking for central Lewes. Close to all amenities yet set in a quiet area just off the historic Cliffe High Street with the bonus of a dedicated off-road parking space and rear garden.

The property is currently vacant and is easy to access for viewings. It offers a private front door, hallway, downstairs wc, storage, a small but well designed kitchen and a open plan living / dining room with French doors opening on to the sunny rear garden.

Upstairs you will find a sunlit landing, two bedrooms and a fitted bathroom. The rear garden is mostly paved with the benefit of a rear access gate. The off-road parking space is located in the private car park just a few yards walk from your front door.

This is a well-balanced, very central yet quiet home.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C





Approximate Gross Internal Area = 64.0 sq m / 689 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110637)



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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.



**Lewes
Estates**

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