



Dorset Road, Lewes

- Located in a non-through road in the heart of Lewes Town Centre.
- Dual Aspect Through Living/Dining Room measuring over 26 ft
- Modern Fitted Kitchen
- 2 Double Bedrooms with Additional Loft Room
- Modern Family Bathroom
- Further Additional Cloakroom
- Southerly Facing Courtyard Garden with Gated Access.
- Far Reaching Views over Lewes Townscape
- Within Easy Walking Distance of the Mainline Railway Station, Lewes High Street and Grange Gardens.



Located in the Popular and Desirable Southover Area of Lewes in the Heart of Historical Lewes Town Centre. Dorset Road is a non-through road which is within easy Walking Distance of Lewes High Street, Mainline Railway Station (just a 2 minute walk - source: Google Maps) and also Grange Gardens.

The End of Terrace Period Property enjoys 2 Double Bedrooms with an Additional Loft Room and a Southerly Facing Courtyard Garden.

The Dual Aspect Through Living/Dining Room measures an impressive 26ft by 15ft and benefits from an Elevated View along Garden Street and the peripheries of Grange Garden.

The Living Area features a Fireplace with Marble Surround and Mantel, Picture Rail and a Bay Window comprising of Four Sash Windows enjoying Views along Garden Street.

The Dining Area benefits from Dual Aspect light and Double Doors with views and access to the Courtyard Garden.

The Modern Fitted Kitchen has been cleverly designed to accommodate a wealth of storage and a generous amount of work-surface space. The traditional design of the kitchen is complimented by the quarry tiled floors and timber framed window overlooking the courtyard.

To the First Floor we find 2 Double Bedrooms and a Generously Sized Modern Family Bathroom.

The Modern Family Bathroom is particularly well presented with a suite comprising of a Bath, Wash Hand Basin set into a vanity unit, a WC and a Spacious Shower Enclosure with Rain Style Shower Head.



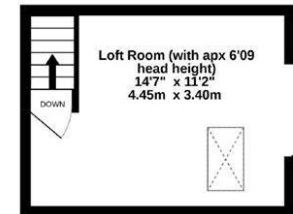
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Located on the First Floor Landing is a further additional Cloakroom with WC and Wash hand Basin. Bedroom 2 benefits from Fitted Wardrobes and Bedroom 1 enjoys Views from Three Sash Windows over Dorset Road and along Garden Street towards Grange Gardens. To The Second Floor we find the Loft Room. The Loft Room which is accessed from the first floor landing via a space saver staircase has an approximate head height of 6'09. The Decorated and Carpeted Room features Exposed Brick in part and Enjoys Views over the Lewes Townscape and benefits from Eaves Storage. To the Outside we find the Southerly Facing Courtyard Garden which has been paved with raised, well stocked, flower beds and is enclosed by walled boundaries with Gated Access to the Side. Viewings are Highly Recommended to appreciate the feeling of Space and Light of this Extremely Well Positioned Character Home. EPC Rating D.

directions

On foot: From our office in the High Street turn right taking the first right into Station Street. Cross over at the bottom of the hill and continue past the entrance to the Railway Station, turn right down the pedestrian steps into Dorset Road and the property can be found at the end of the road on the left hand side.

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