



Russell Row, Lewes

Nestled within the South Downs National Park, Lewes is the County Town of East Sussex and Lewes mainline railway station offers a fast train service to London Victoria (approximately. 1hr 10 minutes). Lewes has an excellent range of amenities including an array of restaurants and recreational facilities, 3 prime supermarkets, cafés, art galleries, shops, public houses and an independent cinema.

- End Of Terrace Property
- Desirable & Particularly Quiet Malling Location
- Views Over The Green Towards The South Downs In Part
- 2 Bedrooms
- 17 ft Living Room
- Fitted Kitchen
- Family Bathroom
- Neutrally Decorated Throughout
- Off Road Parking Space
- Enclosed Rear Garden



Front Door

Hallway

Living Room

17 x 14

Kitchen

14 x 7'4

1st Floor Landing

Bedroom 1

13'1 x 10'11

Bedroom 2

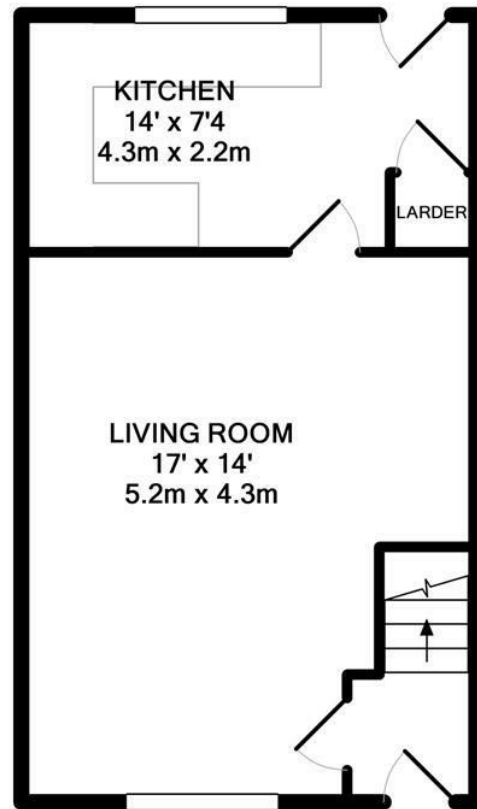
11'2 x 7'9

Bathroom

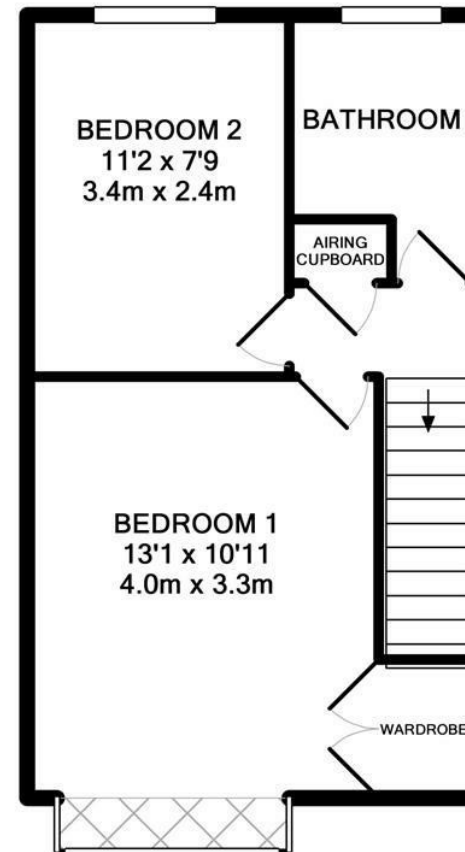
Gardens

Off Road Parking Space





GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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 2 bedroom, end of terrace property, is charmingly positioned in a quiet location within the popular Malling area of Lewes and is being sold with the added benefit of an allocated off-street parking space. This property enjoys views to the front over the adjacent green and townscape towards the South Downs from the first floor, giving a reassuring sense of the property's close proximity to the surrounding Sussex countryside. Furthermore, the property is located within walking distance of the nearby primary school and Lewes town centre with its comprehensive range of shopping facilities and mainline railway station (London Victoria 70 minutes).

Internally, the neutrally decorated accommodation is well appointed and enjoys an abundance of natural light, especially from the elevated bay window to the master bedroom. To the ground floor the 17 ft living room is a wonderful space and leads you into the 14 ft kitchen which incorporates a range of fitted units with space for appliances, a utility cupboard and views and access to the rear garden. Stairs ascend from the entrance hall to the first floor landing where there is an airing cupboard and loft access. Completing the accommodation is the 13 ft master bedroom with fitted wardrobes, a further bedroom and a family bathroom incorporating a white suite.

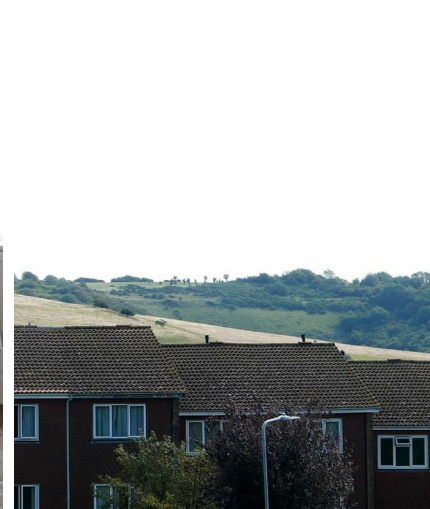
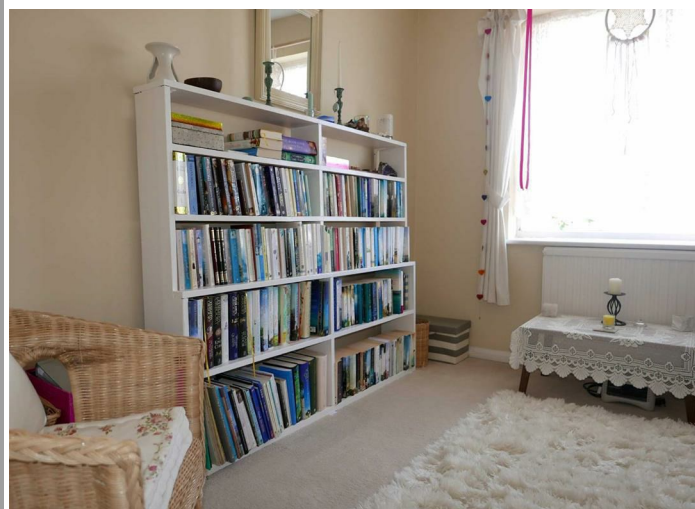
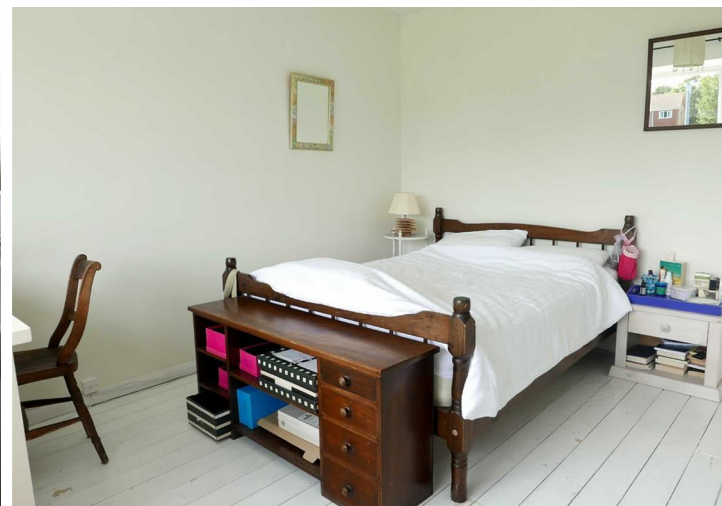
The enclosed rear garden is a lovely feature being predominantly laid to lawn with well stocked flowerbeds and gated access to the side from which the parking space may be approached. To the front, a further lawned garden and a paved pathway lead to the front door. Further benefits to the location include being within close proximity of riverside and country walks.

Agents notes: All measurements contained in our marketing material are approximate.

A local bus service also serves the Malling area and the A27 lies a short distance to the south of Lewes providing easy access to the A23/M23, Gatwick Airport and the national motorway network.

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

draft





**Lewes
Estates**

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