



Lee Road, Lewes

We are pleased to offer a 3 bedroom mid terraced property with off street parking and mature garden situated in the residential district of Landport. This home is well presented throughout and has been sympathetically modernised by the current owners. Being close to the thriving local shop, public house, recreation area and skate park, this home sits in the most favoured part of the estate.

It is approximately 15 minutes on foot to the town centre, and 20 minutes to Lewes' mainline train station with direct trains to London in just over an hour and Brighton in 20 minutes. There is also a local town bus with frequent daily service.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes offers an excellent range of independent shops and includes three supermarkets (Tesco, Aldi and Waitrose). Lewes has a wide range of cafes, pubs and high quality sports facilities including both indoor and outdoor swimming pools. There are multiple highly regarded primary schools within walking distance (Wallands County Primary is just 10 minutes away), Priory Secondary School and Sussex Downs College are also nearby.



Enter the property to a lobby with stairs ascending to the first floor and door to the living room which features an original wood floor, log burning stove and large under stairs cupboard. You then proceed to the kitchen which has space for a small table and includes an integrated electric oven, induction hob, integrated slimline dishwasher, space for under counter fridge/freezer and space and plumbing for a washing machine. Adjoining the kitchen is a useful WC with tiled floor and corner basin. The spacious conservatory is accessed via the kitchen and provides a further living/dining space and enjoys views of the garden on two sides. Double doors take you into the rear garden.

Upstairs the property has three good sized bedrooms and a family bathroom. The master bedroom has views over the garden to the river and down land beyond. It also features a cast iron fireplace and tiled hearth. The second bedroom has a painted wood floor and window to the front. The third bedroom enjoys views over the rear garden. The family bathroom has a white suite with shower over bath, low level WC and counter top basin. There is also ample storage in the loft, which has potential for conversion subject to the relevant permissions.



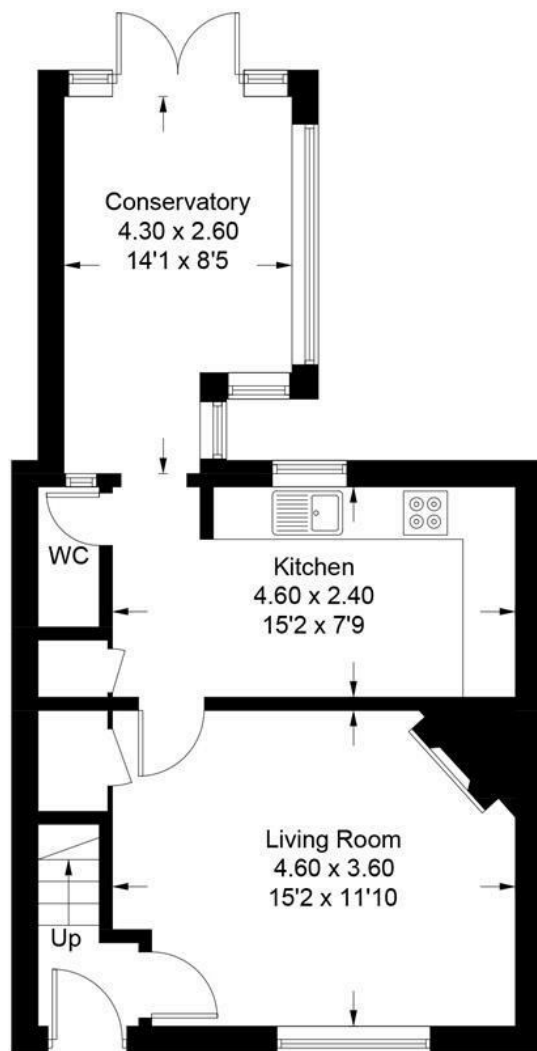
Externally, this home has a pleasant rear garden complete with raised deck, patio area, lawn, storage shed and a selection of mature trees, shrubs and plants. The back garden can also be accessed through a shared covered passageway. To the front is a driveway suitable for one car.

Viewing is highly recommended. Please contact our office today to arrange your appointment.

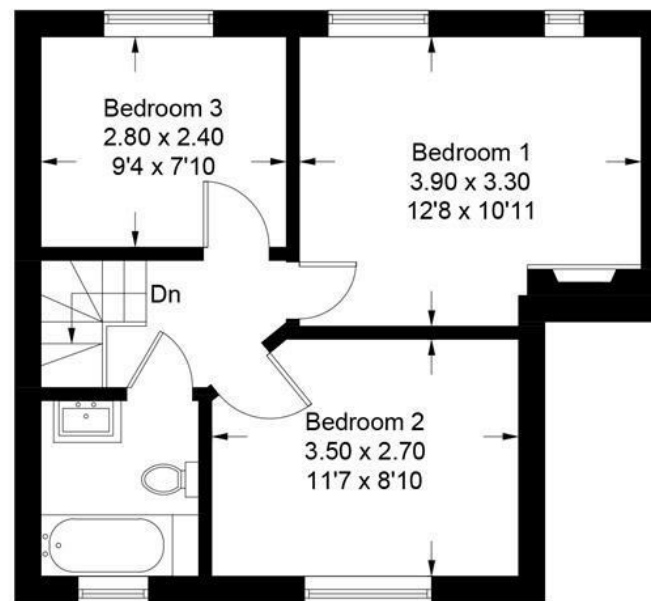
- 3 Bedroom Mid-Terrace House
- Desirable 'Town-End' position in Landport
- Close Proximity to Shop, Recreation Ground & Community Centre
- Sitting Room, Eat-In Kitchen and Conservatory
- Mature Rear Garden
- Off-Street Parking
- Rear Access via shared covered alleyway
- Well Presented Throughout



draft



Ground Floor



First Floor

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1246335)



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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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