



Morris Road, Lewes

Morris Road is a highly convenient, central yet quiet location in the ever popular Cliffe area. This historic part of Lewes is superbly located within walking distance of the mainline railway station (London Victoria approx. 70 mins), the South Downs & riverside conservation area. A number of antique shops, galleries, restaurants, boutique shops, pubs & supermarkets are located in the immediate vicinity.

- Town Centre Location
- 3 Bedrooms
- South Westerly Rear Garden with side Access
- Living Room with Wood Burning Stove
- Modern Bathroom
- Dining Room with Views to Garden
- Views to the South Downs
- Sought After Non Through Road Located in the Cliffe Area of Lewes
- No Onward Chain



Morris Road is a Non Through Road located in the heart of Lewes Town Centre adjacent to the Pedestrianised Cliffe High Street.

The 3 Bedroom property offers further Potential to Develop into the Loft to create additional accommodation, subject to the usual permissions and consents.

The End of Terrace property benefits from a Wrap Around Garden with gated side access.

The front door opens into an Entrance Porch with door to Living Room.

The Living Room features a walk in Bay Window, which floods the room with natural light, and a Wood Burning Stove has been installed to the chimney.

The Dining Room benefits from an under stairs storage cupboard and a window with Views over the Rear Garden and a Brick-Built Fireplace.

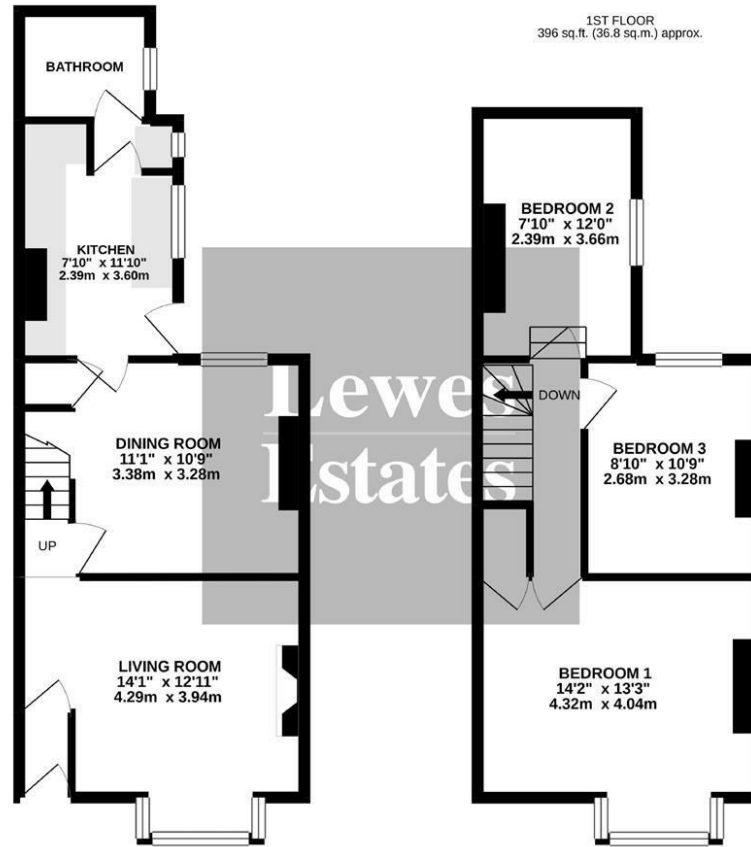
The Kitchen features an array of fitted cupboards and drawers with tiled splashbacks. There is space for the usual kitchen appliances and a door to the Rear Garden.

The ground floor Bathroom has been vastly improved in recent years and features a modern white suite comprising of a Bath with concealed taps and Shower over, a WC and Wash Hand



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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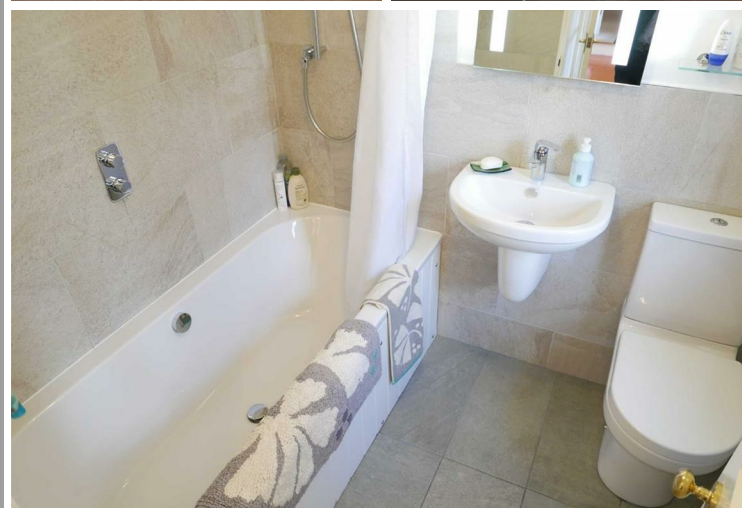
Basin. The Bathroom has been finished with a modern tiled surround and modern heated towel rail. Upstairs we find 3 Generously Sized Bedrooms. Bedroom 1 features a walk in Bay Window with Views to the South Downs.

Bedroom 2 has vaulted ceiling reaching a height of 9'02.

Bedroom 3 benefits from Views over the Rear Garden.

The Rear Garden is a pleasant surprise being much larger than first appears. The South Westerly Garden wraps around the property to two sides and benefits from gated access onto Morris Road.

The property is well presented throughout, features Double Glazing and Gas Central Heating. No Onward Chain. EPC Rating D.



directions

From our office in the High Street turn right and proceed down the High Street following the one-way system past the War Memorial, down Market Street and across the Phoenix Causeway Bridge. At the roundabout turn right into Malling Street and follow the road around, passing Pastoral Antiques on your left. Take the first right into Cliffe High Street and take the first available left into Morris Road where the property can be found on the right hand side.

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**Lewes
Estates**

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