Morris Road, LEWES

Lewes Estates

- Fine Edwardian family home
- Great condition throughout
- South-West facing rear garden
- Open plan sitting / dining room
- Extended kitchen with French doors
- Newly decorated and carpeted
- Character features
- Popular Cliffe area of Lewes
- Short walk to shops and amenities
- No onward purchase

Lewes is described as a small town with a big heart. Historians believe the name derives from the Old English ‘hlaews’ (‘hills’ or ‘mounds’) as Lewes is built into the slopes either side of the Ouse Valley. It was here that Simon de Montfort fought the Battle of Lewes against the King and where Tom Paine, author of ‘The Rights of Man’ once lived. Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It’s also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Lewes also boasts a working brewery situated in the heart of the community on the banks of the Ouse. Commuters abound with mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.

Front Door

Hallway

Sitting / Dining Room

Kitchen

1st Floor Landing

Bedroom 1

Bedroom 3

Family bathroom

Second Floor

Bedroom 2

Front and rear gardens

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958622)

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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.

A fine bay fronted Victorian town house, that has been considerately modernised and extended to create a fabulous, modern, light and airy family home.

You enter into a useful hallway with stairs ascending to the first floor. Sliding doors open onto the front to back sitting / dining room with double glazed hardwood bay window to the front , cast iron gas fired burner and side door to the sunny rear garden. An extended kitchen is fitted with modern units with space for appliances and benefits from French doors opening onto the rear.

The fist floor offers a spacious landing with master bedroom to the front, again incorporating a fine bay window. The bedroom also has a wall of built in storage incorporating hanging and shelving space The third bedroom is also found on this floor alongside a family bathroom with white bathroom suite with bath and seperate shower cubicle. Stairs ascend to an official loft conversion offering a further double bedroom with double aspect windows.

The walled rear garden which is laid to broad paved flagstones and planted borders with two silver birch trees to the rear. The garden is larger than average for this age of house and offers the space for a timber garden shed or a home office/garden pavilion if desired. A real sun-trap. A gas fired boiler provides central heating and domestic hot water. Residents parking permits are available, two cars per household. All mains services are connected to the property and internal viewings are highly recommended.

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