



Ferrers Road, Lewes

- Detached family home
- Sort after Wallands Area
- Beautifully modernised throughout
- Spacious accommodation over two floors
- Wonderfully extended in all directions
- High quality fixtures, fitting and flooring
- Driveway and off road parking
- Front and rear gardens
- Bi-fold doors opening onto garden
- Bathroom and en-suite



Front Door

Hallway

Sitting Room

Kitchen

Family / Dining Room

Office

Utility / Cloakroom

First Floor Landing

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

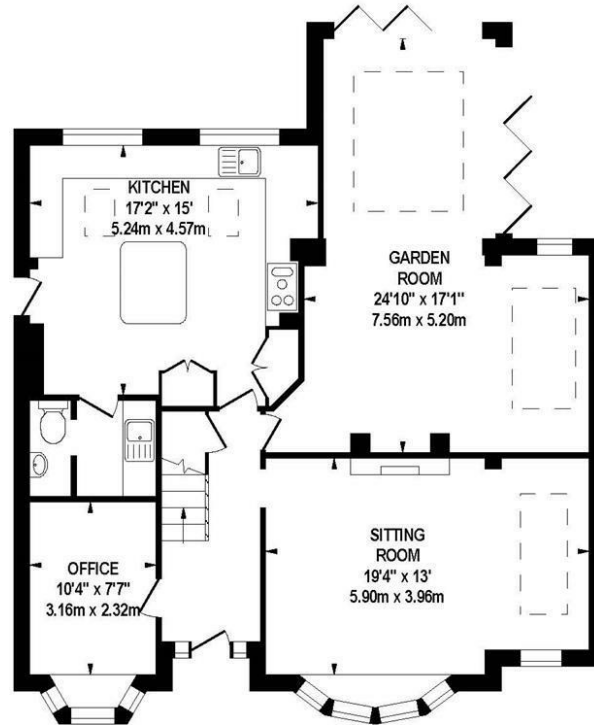
Bedroom 4

Family Bathroom

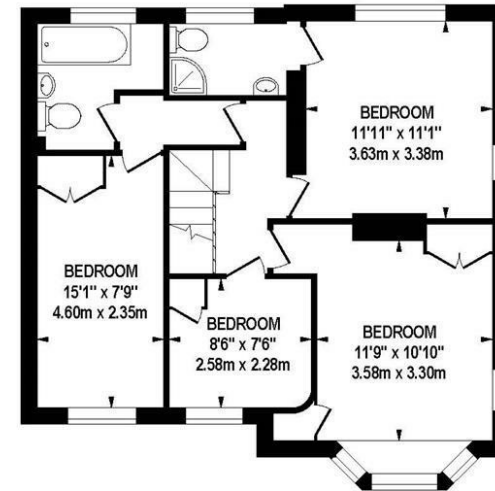
Driveway, Off road parking and Gardens



GROUND FLOOR
99.12 Sq M (1067 Sq Ft)



FIRST FLOOR
60.66 Sq M (653 Sq Ft)



TOTAL APPROX. FLOOR AREA 159.79 SQ.M. (1720 SQ. FT.)

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.

A beautifully presented sort after property located in the popular Wallands area of Lewes. This exquisite family home has been extended and completely modernised by the current owners and provides larger than expected flexible accommodation over two floors.

The space available in the house is deceptive and each part of the property has been painstakingly finished to a high standard. A light and airy entrance hall gives you access to all of the ground floor accommodation including an extended sitting room with skylights and fireplace, a modern extended kitchen, again with skylights. A really fabulous family / dining room over looks the rear garden with Bi-fold doors to two sides and a fabulous roof lantern. There is also a very useful office on the ground floor as well as a utility area and cloakroom.

Up stairs you will find four well proportioned bedrooms, one with en-suite and a family bathroom. The property benefits from front and rear gardens as well as a drive way and off road parking.

A truly stunning family home - viewings are highly recommended.



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**Lewes
Estates**

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