



Valence Road, Lewes

**Lewes
Estates**

Lewes Estates is delighted to offer for sale a well presented two bedroom Victorian terraced house, situated on in a quiet Cul-De-Sac within easy walking distance of Lewes town centre. The property benefits from a westerly facing rear garden, far reaching views of Lewes Castle and the South Downs beyond and is being sold with no onward chain.

Set in a wonderfully convenient location, there are many scenic walks in the South Downs National Park easily accessed from the property. A bus stop just around the corner offers frequent services to Brighton via the Universities and a 10-15 minute walk will take you to both the town centre and the railway station which benefits from direct trains to Brighton (20 minutes) and London Victoria (1 hour).

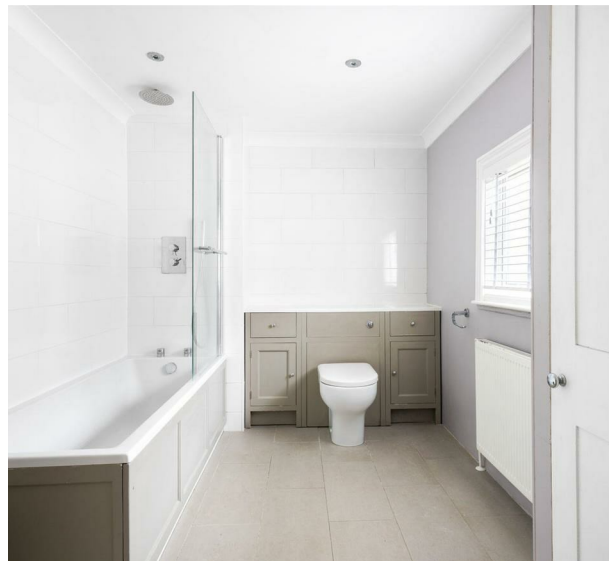
Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



The front door opens into an entrance hall which proceeds to the open plan sitting room and dining room. The living area showcases a beautiful ornate fireplace with stone hearth and bespoke fitted cupboards and shelves, which have been set into the chimney recesses. The dining area has views onto the rear garden and an opening to the kitchen. The modern kitchen features an array of fitted cupboards and drawers and allows space for appliances. The kitchen also provides access to the rear garden and has a quarry tiled floor.

Stairs lead from the dining area to the first floor landing where painted panelled doors lead to the principle bedrooms and bathroom. Bedroom one is a generously sized double bedroom with exposed floor boards and fantastic Views of Lewes Castle and the South Downs beyond. Bedroom two is considered to be a small double with views over the rear garden. The stylish bathroom is especially spacious with a modern white suite comprising of a bath with rainfall shower over, a low level WC and wash hand basin set into a vanity unit.

Outside you will find a charming west facing garden up steps from the house and mostly laid to Lawn. A patio area has been created from reclaimed bricks and established plants and shrubs are found to the borders offering a good degree of privacy.

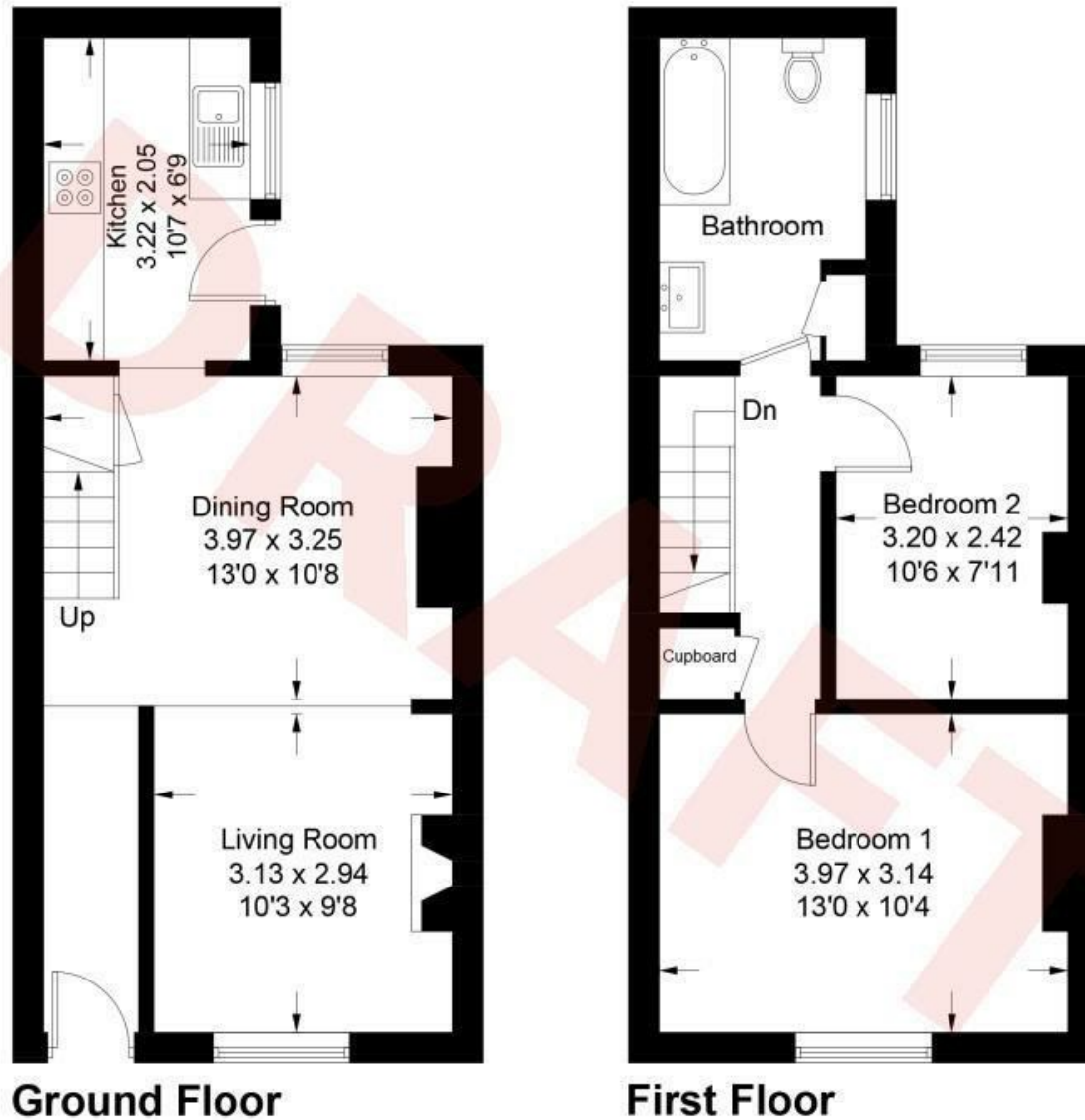


The property is considered to be larger than most town centre cottages and offers the potential for a loft conversion subject to the necessary planning and building consents. The property also benefits from gas central heating and double glazing.

This home is being sold with no onward chain and viewing is highly recommended. Please contact our office to arrange your appointment.

- Victorian Two Bedroom Terraced Cottage
- Open Plan Sitting Room & Dining Room with Separate Kitchen
- Spacious 1st Floor Bathroom
- Westerly Facing Rear Garden
- Quiet Cul-De-Sac Location
- Walking Distance of Lewes Town Centre
- Potential for Loft Conversion Subject to Relevant Permissions
- Elevated Views over Lewes Castle & the South Downs
- Being Sold with No Onward Chain





Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270532)



t: 01273 477377
e: sales@lewesestates.co.uk

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**

52 High Street, Lewes, East Sussex, BN7 1XE

t: 01273 477377 e: sales@lewesestates.co.uk

www.lewesestates.co.uk