



44a, Morris Road, Lewes, BN7 2AT

**Spencer  
& Leigh**

44a, Morris Road,  
Lewes, BN7 2AT

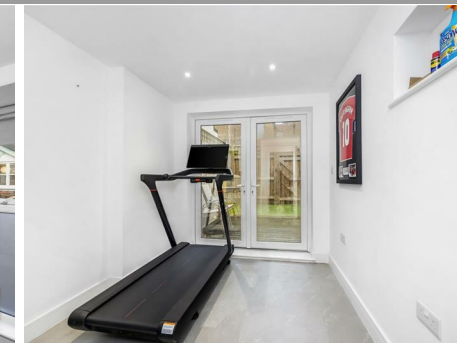
£1,800 Per Calendar Month -

- Newly built three storey modern home
- Two/three bedrooms
- Open plan lounge/dining space & kitchen
- Stylish fitted kitchen with built in appliances & stone work tops
- White modern family bathroom
- Ground floor shower room/WC
- Ground floor room suiting a variety of uses
- Easy to manage level rear garden
- Private vehicle parking space
- EPC rating B

Located in the centre of the popular market town of Lewes is this modern three storey home with off street vehicle parking and access to nearby River Walks. The bustle of Lewes is a short walk away where you can find many cafe's, bars and independent retailers. Transport links to the wider area can be found by Road & Rail along with easy access to the surrounding South Downs National Park. On the top floor is a smart open plan lounge/dining and kitchen space which runs from the front to the back of the building having a delightful dual aspect with roof top views towards the Countryside. There is plenty of space for sofa's and to dine with room for a table and chairs. The kitchen is fitted with modern units, stone work tops and built in appliances. From here a turning staircase lowers to the middle floor which has two good size bedrooms and a white modern family bathroom/WC. Lowering to the ground floor a spacious hallway greets you from the front door drawing your eye towards a pair of French doors accessing the rear garden. This ground floor room has a variety of options and could be used as a bedroom, workspace or living room depending on your preference. Outside is an easy to manage level rear garden with fenced boundaries and access to private vehicle parking for one large vehicle. The property features modern double glazing and underfloor heating. Viewing highly recommended. Exclusive to Spencer & Leigh. Agents note, a private gate and pathway to one side of the property provides resident only pedestrian access to a small luxury riverside development behind the house. COUNCIL TAX BAND - D.



Lewes is a small town located in East Sussex, England. It is known for its rich history, picturesque architecture, and charming streets lined with independent shops, cafes, and pubs. Lewes is also home to several cultural attractions, including the Lewes Castle and the Anne of Cleves House Museum. The town is surrounded by rolling hills, making it a popular destination for hikers and nature enthusiasts. Overall, Lewes offers visitors a perfect blend of history, culture, and natural beauty.



Entrance  
 Entrance Hallway  
 Study/Dining Room/Bedroom  
 11'5 x 8'4  
 G/f Shower Room/WC  
 Stairs rising to First Floor

Bedroom  
 13'5 x 10'

Bedroom  
 9'4 x 6'6

Bathroom/WC

Stairs rising to Second Floor

Lounge/DiningRoom/Kitchen  
 27' x 13'5

**OUTSIDE**

Rear Garden

Private Parking

**Property Information**

Council Tax Band: Lewes D £2,639.34 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Parking Space, restricted on street parking

Broadband: Standard 17Mbps, Superfast 50 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been 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 the advice of your legal representative.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- Lewes  
 Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
 & Leigh**

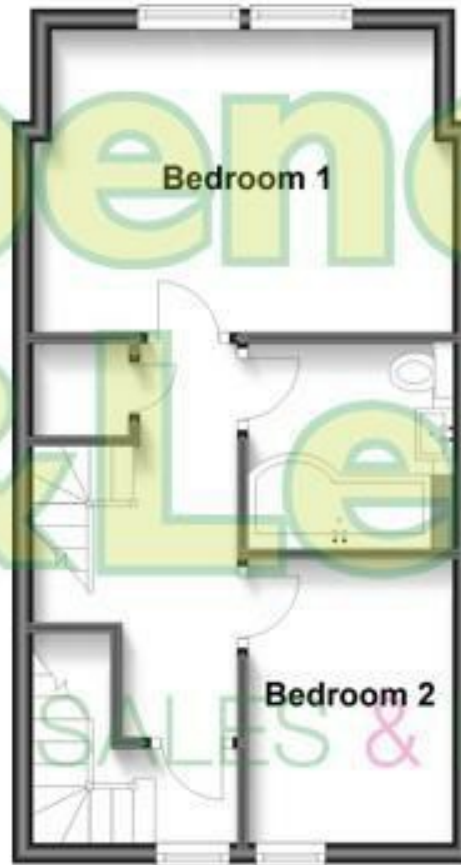
### Ground Floor

Approx. 16.8 sq. metres (181.1 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



### Second Floor

Approx. 29.1 sq. metres (313.4 sq. feet)

