



Baxter Road, Lewes

Lewes
Estates

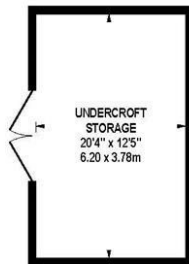
- Wonderfully extended and modernised
- Comfortable and contemporary family home
- Fantastic condition throughout
- Modern open plan kitchen / dining room
- Large run of bi-fold doors to rear
- Master suite with dressing room and en-suite
- Four further bedrooms
- Modern fixtures and fittings
- Outdoor kitchen and pizza oven
- Driveway with off road parking for two



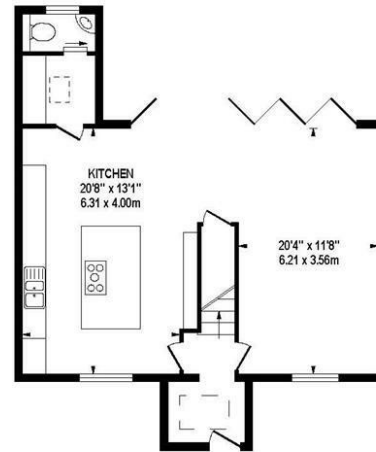
Front Door
Spacious Hallway
Kitchen / Dining Room
20'8 x 13'1
Family Space
Sitting Room
20'4 x 11'8
Utility Room / WC
1st Floor Landing
Bedroom 2
12 x 9'1
Bedroom 3
12 x 8'8
Bedroom 4
11'4 x 8'7
Bedroom 5
11'11 x 8'1
Family Bathroom
Second Floor
Master Suite
Bedroom
16'3 x 9'7
Dressing Room
11'9 x 9'10
Ensuite shower room
Front & Rear Gardens
Driveway
Under House storage
20'4 x 12'5



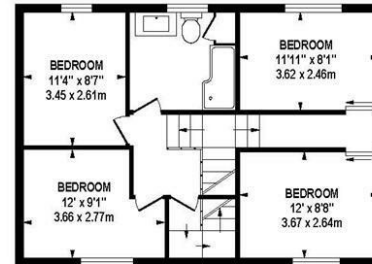
GROUND FLOOR
254 Sq Ft (23.60 Sq M)



GROUND FLOOR
703 Sq Ft (65.31 Sq M)



FIRST FLOOR
609 Sq Ft (56.58 Sq M)



SECOND FLOOR
400 Sq Ft (37.16 Sq M)



TOTAL APPROX. FLOOR AREA 1966 SQ. FT. (182.64 SQ.M.)

We have every effort 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 unique family property that has been modernised and extended to create a light, bright, airy home with nearly 2000 sq ft of space.

Designed for family life with a marvellous open plan ground floor incorporating a large all singing and dancing fitted kitchen with stone worktops and a separate utility room / wc. The kitchen flows round through the dining area and into the sitting room. A whole wall of bi-fold doors floods the space with light and really brings the garden and living space together. A great home for entertaining with a low maintenance garden fitted with seating areas, terrace, an outdoor kitchen and brick-built pizza oven.

A front porch and hallway are used to enter the space and ascend to the first floor. Upstairs you will find four double bedrooms on the first floor along with a modern fitted family bathroom.

The magnificent master suite incorporates the whole of the second floor with large bedroom area, sofa area, large dressing room, office area and en-suite shower room. A place of tranquillity and somewhere to escape fast-paced family life.

Both front and rear gardens have been landscaped and to the side of the property is a driveway with off road parking and access to the large undercroft storage room.

The property has the benefit of being just a five-minute walk to Landport woods with access to the river walk along the Ouse River and acres of downland countryside. This also gives pedestrian access all the way in the Pells area of Lewes within just a ten-minute walk - and the centre of town is a 15-minute stroll. A local shop is just a two-minute walk away and offers all you would need from a convenience store.



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