



Foundry Lane, Lewes

- Allocated off-road parking
- Central, quiet location
- Popular Cliffe area
- 2 double bedrooms
- Rear garden with summer house / office
- No onward chain



Covered Entrance

Front Door

Hallway

WC

Kitchen  
9'9 x 5'9

Sitting / Dining Room  
13'7 x 12'6

1st Floor landing

Bedroom 1  
13'7 x 9'10

Bedroom 2  
9'10 x 9'8

Bathroom

Rear Garden

Off-Road Parking Space



A particularly light and bright, two double bedroom staggered terraced property built by Rydon Homes in 2000 and offered with the rare and added benefit of an allocated parking space. Situated in a convenient central, yet quiet location on a no-through road just off the vibrant and historical Cliffe High Street, this property provides light accommodation which has been well maintained and includes patio doors opening onto the rear garden and gas central heating throughout. The entrance hall has two fitted storage cupboards and gives access to the accommodation on the ground floor which briefly comprises; a cloakroom with a modern white suite, kitchen comprising a range of units and a 13 ft living room with floor-to-ceiling windows and double doors affording views and access to the landscaped rear garden.

Stairs ascend from the entrance hall to the first floor where there is an airing cupboard, a 13 ft master bedroom enjoying views towards the South Downs, further double bedroom with a walk-in wardrobe and access to the loft and a modern family bathroom.

Externally the rear garden is longer than the Lewes average and has been designed to be fairly low maintenance - with the added benefit of a summer house / office at the rear as well as a rear gate for access if required.

Of special note is the allocated parking space which is located within a private courtyard at the end of the terrace.

The historic Cliffe area is superbly located within walking distance of Lewes mainline railway station, the infamous South Downs Way and Lewes riverside Conservation area. Viewings are highly recommended. No onward chain.

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C

draft

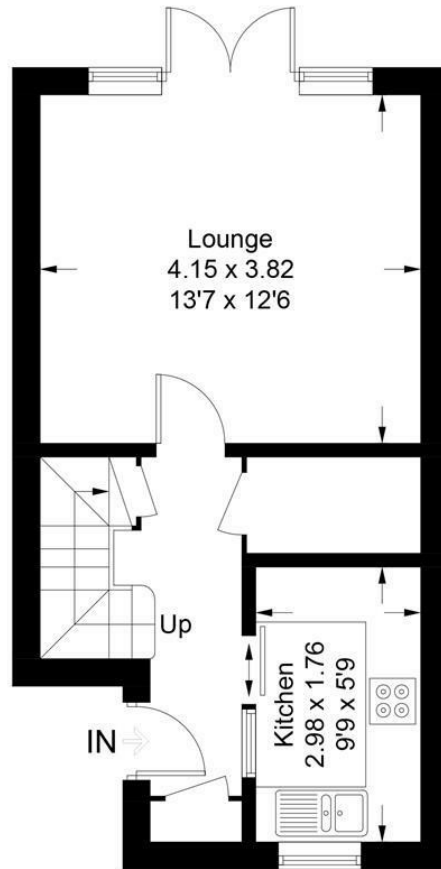


## 7 Foundry Terrace, BN7 2FD

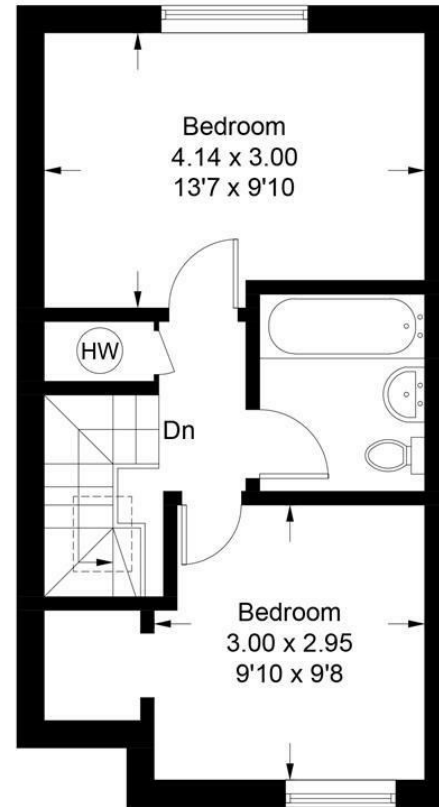
Approximate Gross Internal Area = 64.8 sq m / 697 sq ft

Summer House = 4.3 sq m / 46 sq ft

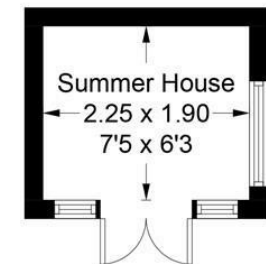
Total = 69.1 sq m / 743 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

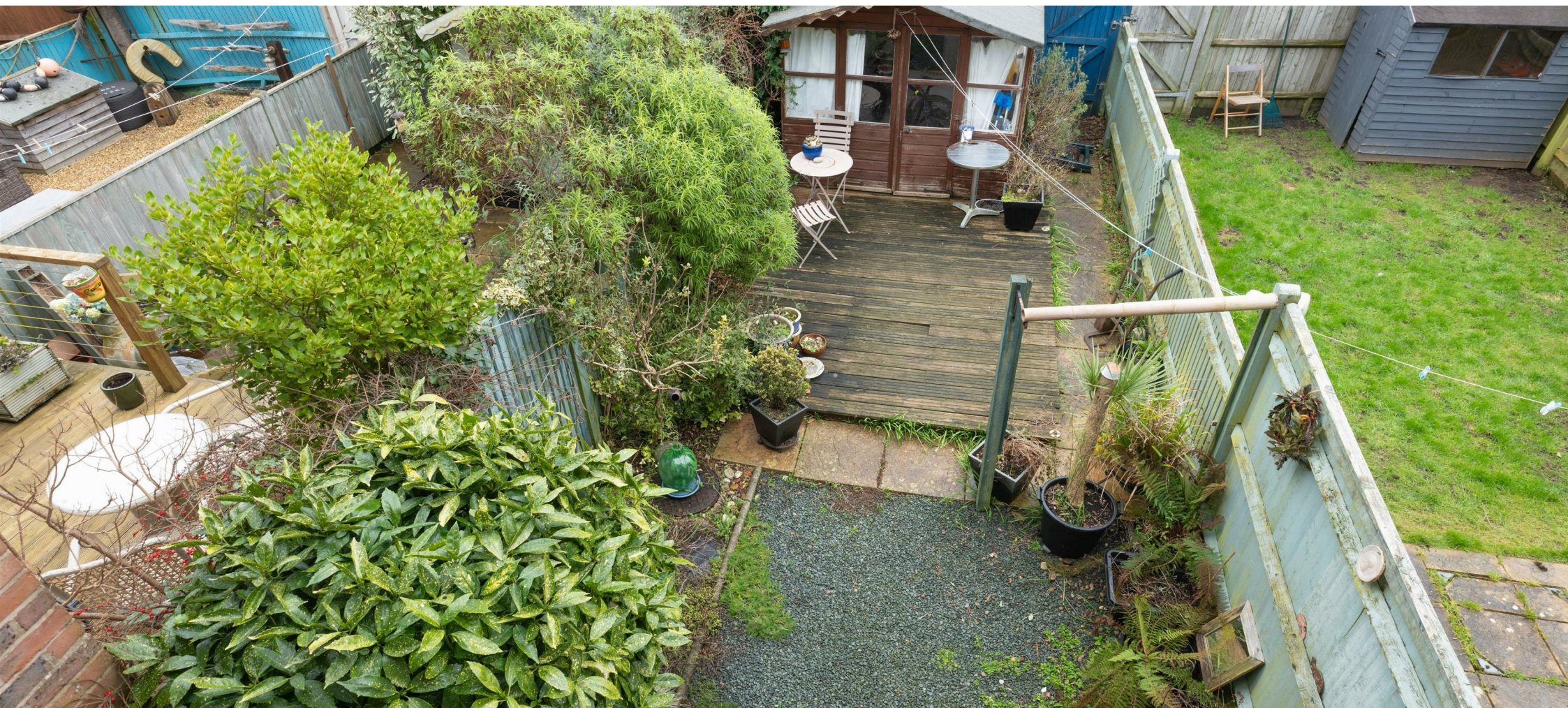
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1043250)



t: 01273 477377

e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk)

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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)