



Morris Road, Lewes

**Lewes
Estates**

Morris Road is well-situated within this delightful county town being positioned just off the vibrant and historical Cliffe High Street, which is home to Lewes Farmers market and other travelling seasonal markets. Amenities within the immediate vicinity include antique shops, galleries, restaurants, boutique shops, pubs and supermarkets. The area is also superbly located within walking distance of the South Downs Way, Lewes riverside conservation area and the mainline railway station (London Victoria approx. 70 mins).

- End Of Terrace Victorian Property
- Rare Double Fronted Residence
- Highly Convenient Central Location
- Popular Cliffe Area
- Quiet, Sought After Cul-De-Sac
- Gardens
- Spacious & Flexible Accommodation
- Three Bedrooms
- Two Reception Rooms
- 11 ft Kitchen/Breakfast Room



Front Door

Hallway

Reception
13 x 10'10

Living Room
13'8 x 10'11

Kitchen / Breakfast Room
11'9 x 10'10

1st Floor Landing

Bedroom 1
13'3 x 11'8

Bedroom 2
10'11 x 9'3

Bedroom 3
11 x 9'1

Shower Room

Gardens



This is a rare opportunity to acquire a double fronted, three bedroom, two reception room end of terrace Victorian property situated in a highly sought after, central, yet quiet, cul-de-sac location where properties seldom become available.

This home offers spacious and flexible accommodation which is well-appointed. The windows are predominantly double glazed - including four squared bay windows to the front - and the property benefits from gas central heating throughout.

A pathway leads to the front door and into the entrance hall where there are doors to the principal rooms on the ground floor, which briefly include; 13 ft living room with a 'living flame' gas fire, separate 13 ft reception room and an 11 ft kitchen/breakfast room with an under-stairs larder cupboard and a door providing access to the rear garden.

Stairs ascend from the entrance hall to the first floor where the accommodation continues; 13 ft master bedroom with fitted wardrobes, two further bedrooms (one of which enjoys views towards Cuilfail) and a family shower room with a modern suite.

Externally, the rear garden is mostly decked, with flowerbeds to one border and gated access to the side. Viewings are highly recommended.

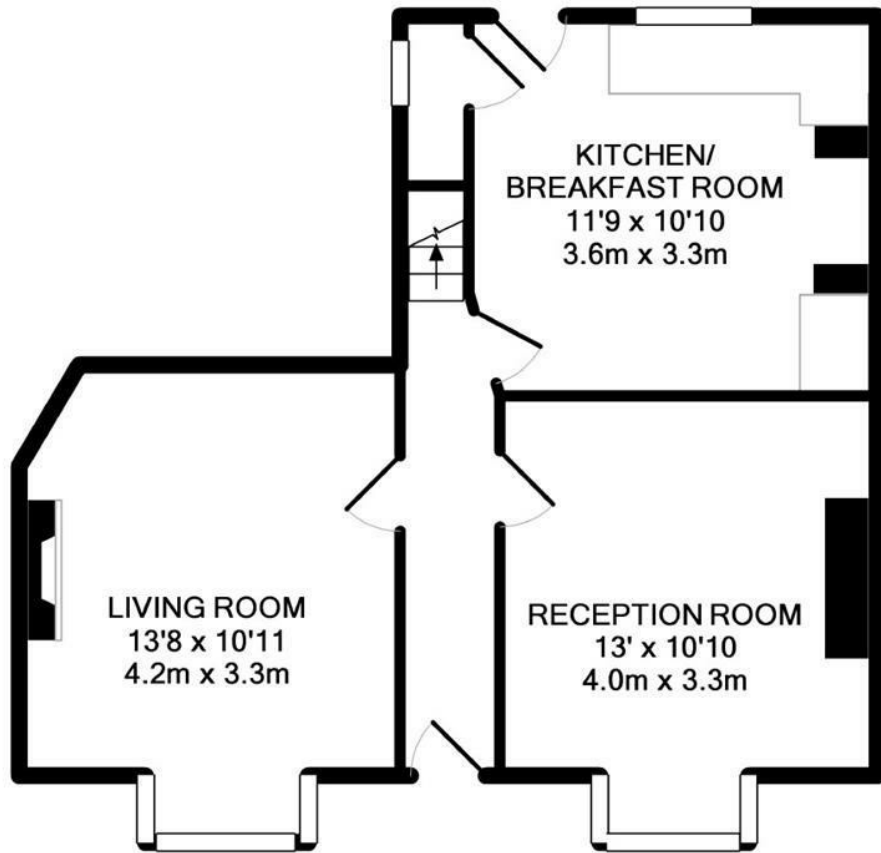
Agent's note: please note that photos of the surrounding area are included within these particulars.

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

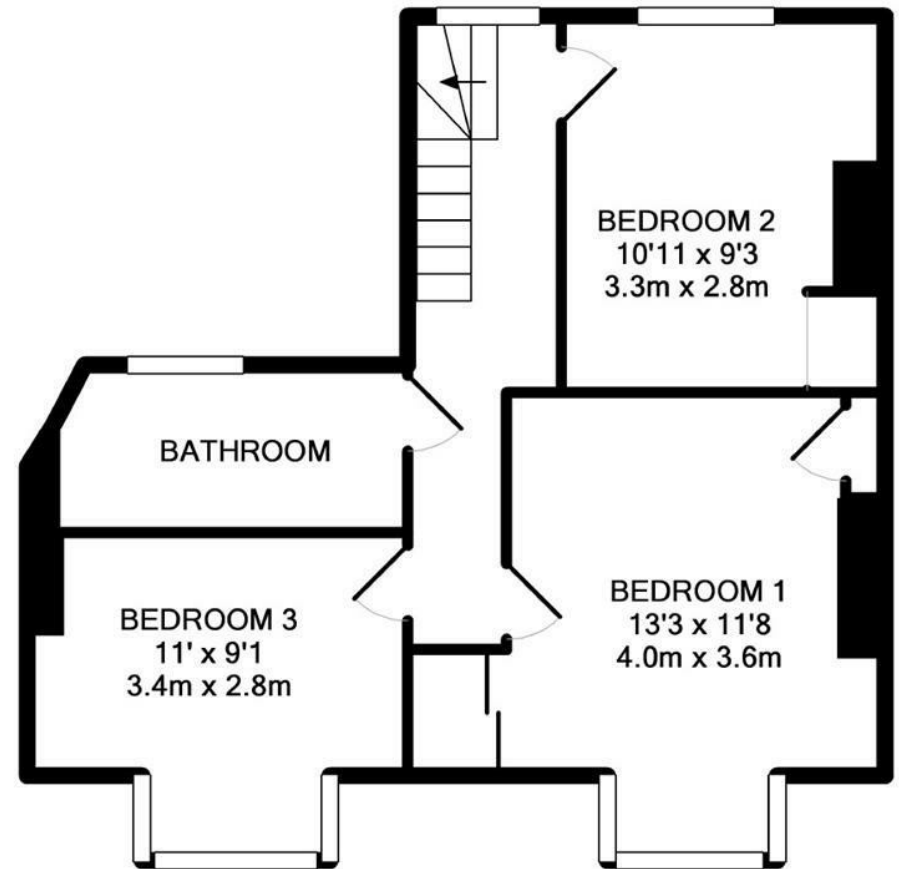


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GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

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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