



17 Crisp Road  
Lewes, BN7 2TX

£400,000





## 17 Crisp Road

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Phil Hall Estate Agents welcomes to the market this spacious and well-appointed family home set in the heart of one of Lewes' most popular residential areas. This charming three-bedroom semi-detached home on Crisp Road offers a rare opportunity to secure a spacious and versatile property in a well-connected, community-focused neighbourhood. Boasting a generous garden, multiple reception rooms, and a range of practical outbuildings, this property is perfectly suited to families, professionals, or anyone seeking a comfortable home with excellent indoor and outdoor living spaces.

Upon entering the property, you are greeted by a practical front porch that leads into a bright and inviting entrance hall. From here, access is granted to the ground floor accommodation as well as to the staircase leading to the first floor.

To the front of the home, the living room is a warm and welcoming space, flooded with natural light from the attractive bay window. A charming feature fireplace creates a focal point and adds character, making this an ideal spot for relaxation.

Flowing from the living room is the separate dining room, which also connects directly to the kitchen and conservatory. This flexible space is well-suited for formal dining, family meals, or entertaining guests.

The kitchen is fitted with a range of wall and base units, complemented by generous worktop space, offering plenty of room for food preparation and storage. The design provides direct access to an enclosed side alleyway, which serves as a useful passage to the utility room and a brick-built shed—perfect for additional storage, hobbies, or even a workshop.

To the rear of the property, the conservatory serves as a peaceful retreat, bathed in natural light and overlooking the rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering ample space for beds and furniture, whilst the family bathroom is smartly presented with a classic three-piece white suite







## LOCATION, LOCATION, LOCATION

Crisp Road is ideally situated in a popular residential area of Lewes, known for its friendly community atmosphere and excellent local amenities. The location is perfect for families, with a selection of well-regarded primary and secondary schools nearby, as well as local shops, playing fields, and green open spaces just a short walk away. Convenient bus routes provide quick access to Lewes town centre, with its vibrant mix of independent shops, cafes, and historic landmarks, while also offering easy links to Brighton, the South Downs, and surrounding areas. This location combines the charm of a quiet neighbourhood with the convenience of town living.

### Entrance Porch

5'09 x 4'01 (1.75m x 1.24m)

### Entrance Hall

12'09 x 6'00 (3.89m x 1.83m)

### Living Room

14'06 into bay x 12'05 max (4.42m into bay x 3.78m max)

### Dining Room

9'07 x 9'03 (2.92m x 2.82m)

### Kitchen

9'07 x 9'01 (2.92m x 2.77m)

### Conservatory

9'04 x 7'08 (2.84m x 2.34m)

### Utility Room

5'11 x 5'04 (1.80m x 1.63m)

### Brick Built Storage Shed

8'10 x 5'06 (2.69m x 1.68m)

### First Floor Landing

#### Bedroom One

13'07 into bay x 9'10 (4.14m into bay x 3.00m)

#### Bedroom Two

12'06 x 9'08 max (3.81m x 2.95m max)

#### Bedroom Three

8'08 x 7'11 (2.64m x 2.41m)

### Bathroom

6'00 x 5'05 (1.83m x 1.65m)

### Outside

The outdoor areas are where this home truly shines. To the front, a banked lawn with steps down leading to the front of the property. There is a brick blocked patio providing an area which is ideal for displaying potted plants or adding a touch of colour.

To the rear, the garden is a true highlight. A paved patio area directly adjoins the house, providing a perfect setting for outdoor dining or morning coffee. Beyond this lies a generous lawned area, ideal for children to play or for keen gardeners to enjoy. Mature hedge and flower borders surround the garden, adding both colour and privacy throughout the seasons.

To one side, a wooden decked area provides an additional sunny spot to sit and unwind—perfect for following the sun around the garden throughout the day. Towards the rear of the garden is a second brick-paved patio, offering a tranquil and sheltered seating area. A gated section leads to a cleverly hidden area with two garden sheds, ideal for storage or as a tucked-away workspace.

### Disclaimer

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the owners of this property is a family member of one of the directors at "Phil Hall Estate Agents"





Floor Plan



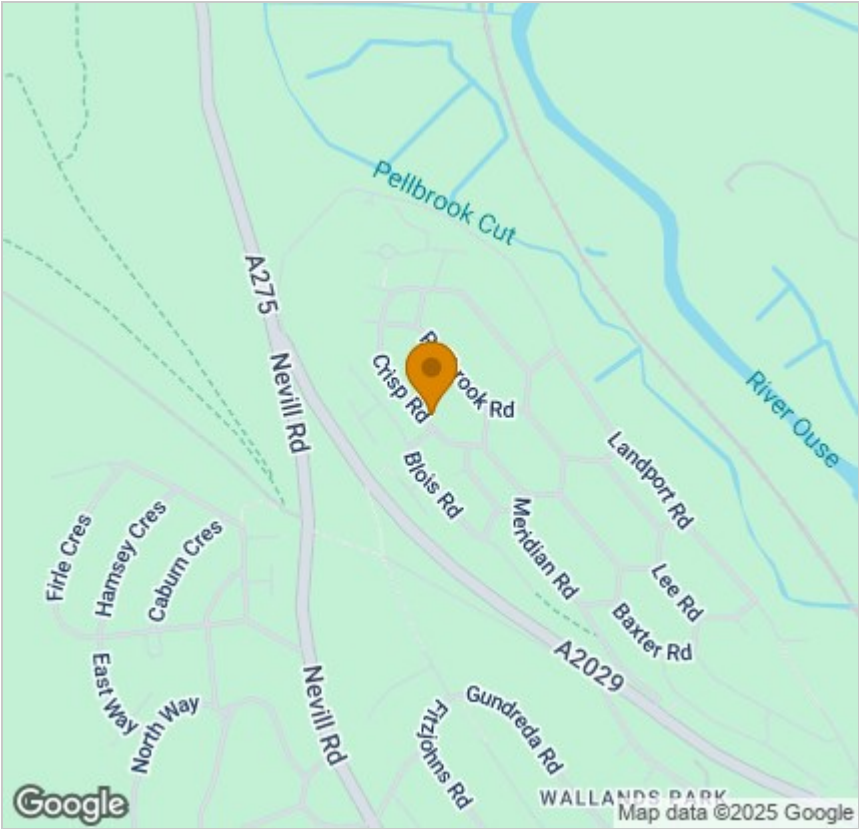
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

