



OAKFIELD



Prince Edwards Road, Lewes BN7 1BD

Asking Price £1,200,000





## Prince Edwards Road, Lewes BN7 1BD

This beautiful semi-detached house is full of charm and has been expertly extended and designed to create a light, bright and spacious family home.

In a highly sought after location within easy walking distance of the High Street the home itself has plenty to offer.

On the ground floor you can enjoy a large open plan kitchen/dining space with double doors leading to the decked garden area to the rear.

There is also a spacious sitting room where the light extends right across with a beautiful bay window overlooking the front of the property and useful study which would be ideal as a work from space or additional guest bedroom.

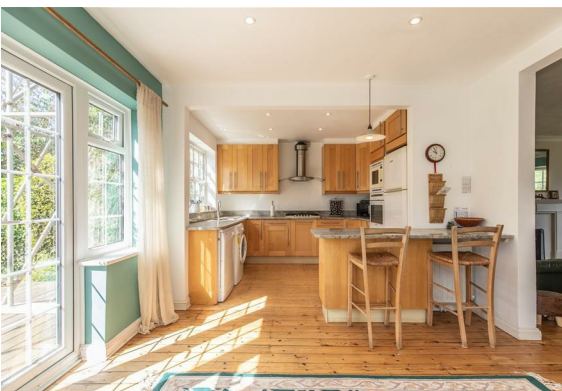
Wooden flooring throughout the ground floor create a warm and inviting feeling that continues throughout the home.

On the first floor you'll find three good size bedrooms all offering their own unique features such as a wonderful walk in dressing room, fabulous balcony and stunning far reaching views.

A further bedroom with it's own good size balcony has been created in the loft space adding to the allure of this home.

Outside you have further gardens to the side of the home that could be utilised as parking, on top of that you also have the added benefit of a single garage.

With so much to offer this truly is a must see home.







### Dining Room

12'10 x 9'4 (3.91m x 2.84m)

### Kitchen/Breakfast Room

18'11 x 10'11 (5.77m x 3.33m)

### Sitting Room

16'1 x 15'9 (4.90m x 4.80m)

### Study

12'10 x 8'10 (3.91m x 2.69m)

### Bedroom

16'4 x 12'10 (4.98m x 3.91m)

### Bedroom

12'6 x 11'4 (3.81m x 3.45m)

### Bedroom

14'6 x 12'7 (4.42m x 3.84m)

### Dressing Room

7'7 x 6'3 (2.31m x 1.91m)

### Bedroom

15'1 x 13'2 (4.60m x 4.01m)

### Garage

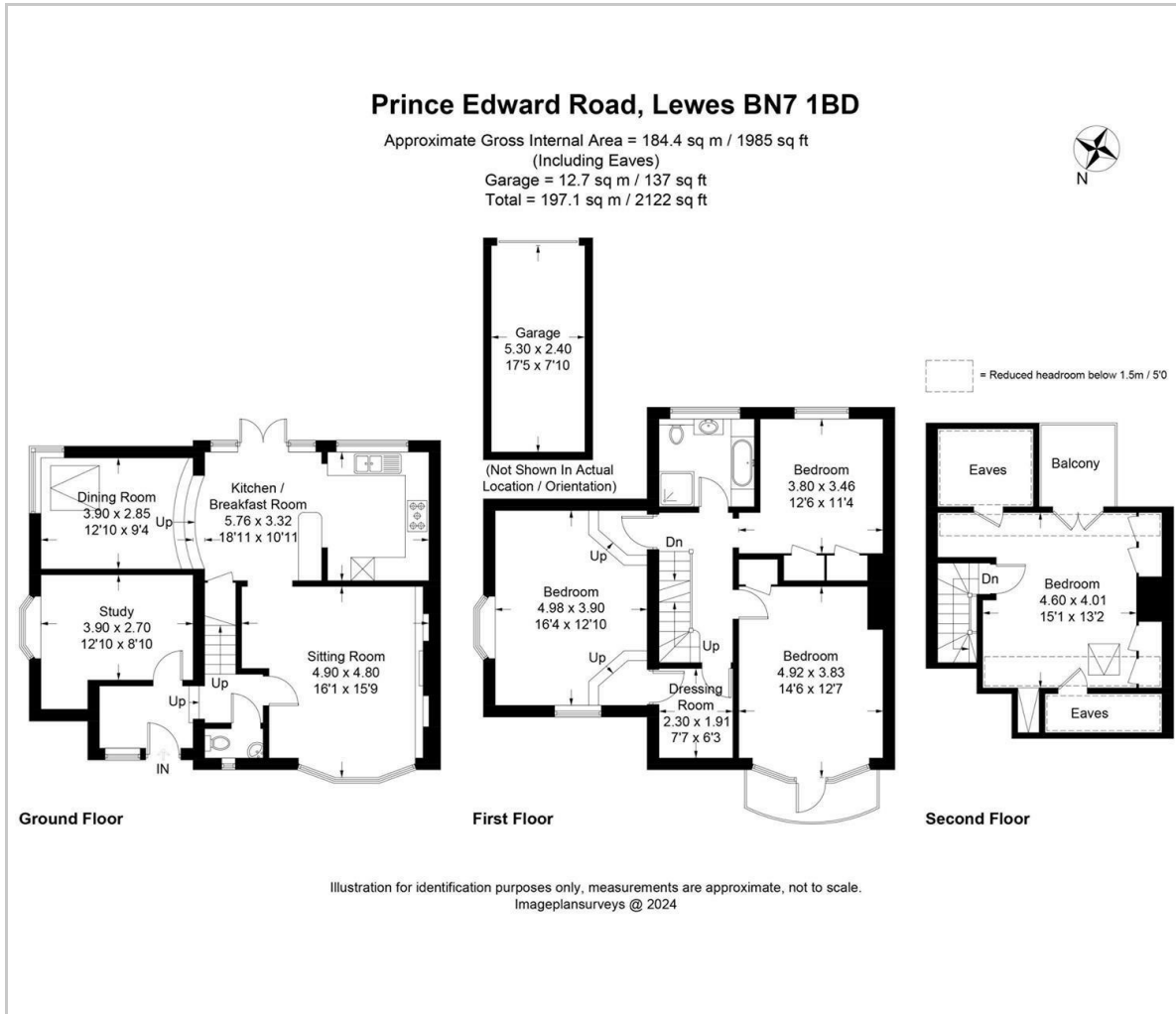
17'5 x 7'10 (5.31m x 2.39m)

**Council Tax Band - F £3,616 per annum**





## Floor Plan

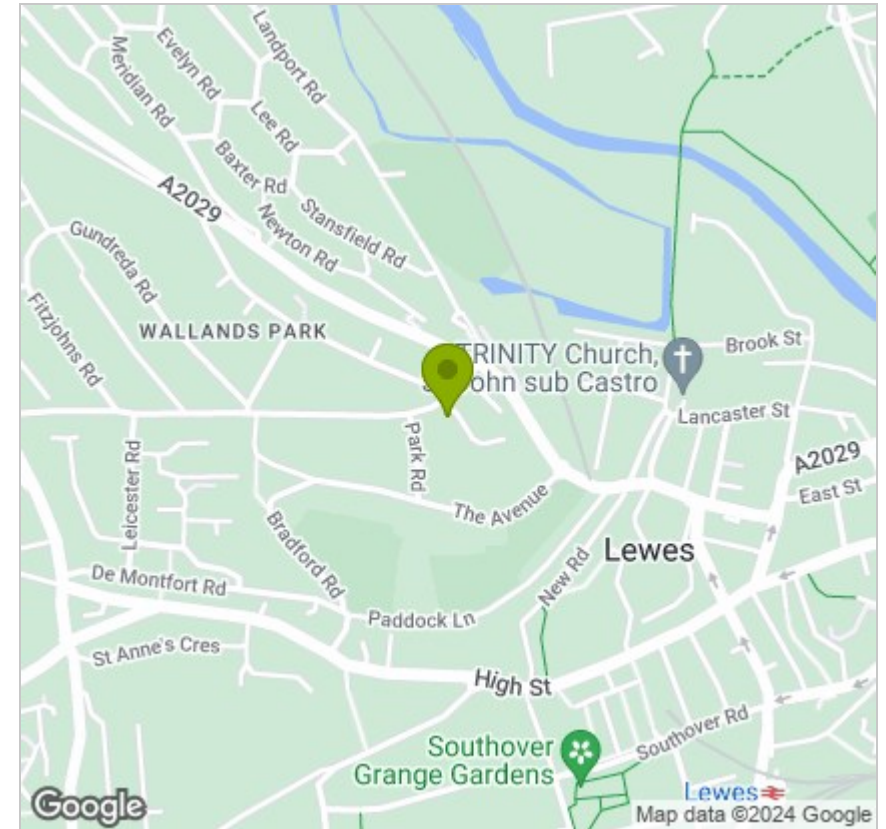


## Viewing

Please contact us on 01273 474101  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

