



**Price**  
**£625,000**

**Freehold**

3x  1x  2x 

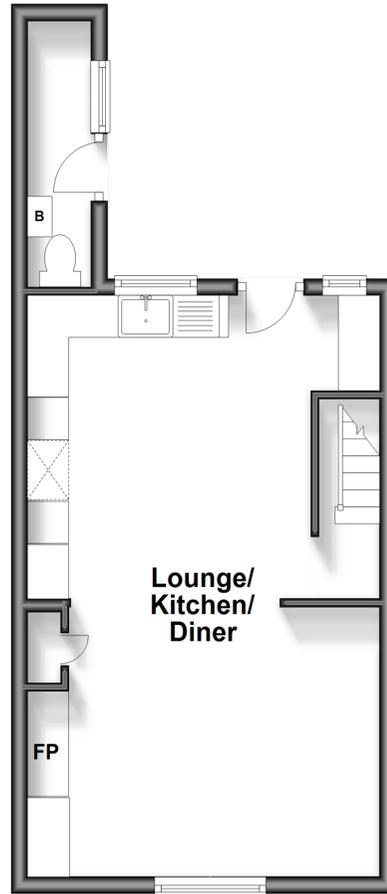
**Leicester Road, Lewes,  
East Sussex, BN7**

**OVER 60?**

Secure this property  
for up to **59% less!**

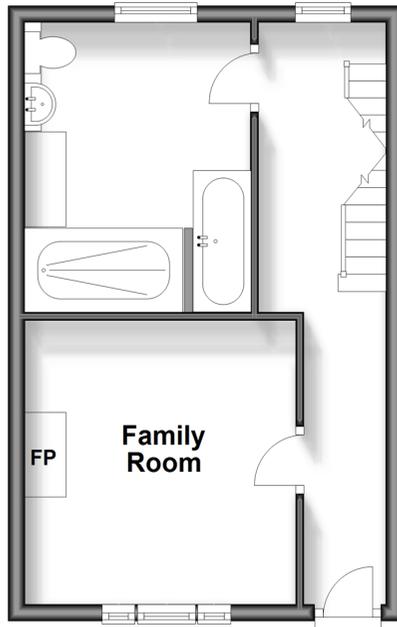
**cubitt & west**  
Helping you move forwards

**Lower Ground Floor**  
Approx. 32.1 sq. metres (345.0 sq. feet)



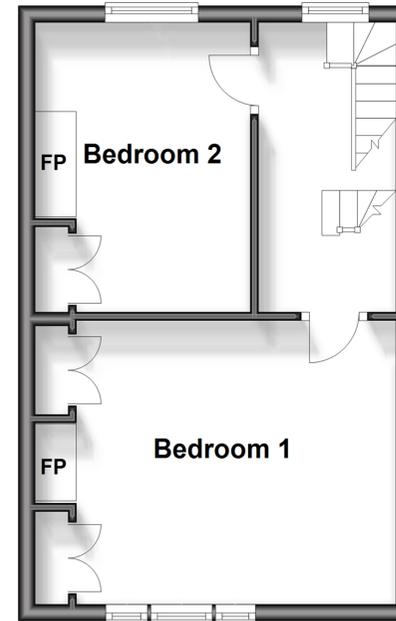
**Ground Floor**

Approx. 30.3 sq. metres (325.8 sq. feet)



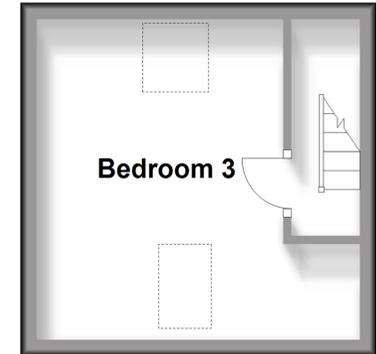
**First Floor**

Approx. 30.3 sq. metres (325.8 sq. feet)



**Second Floor**

Approx. 14.9 sq. metres (160.7 sq. feet)



**Accommodation**

**GROUND FLOOR**

- Hallway
- Family Room: 11'2 x 10'11 (3.41m x 3.33m)
- Bathroom

**FIRST FLOOR**

- Landing
- Bedroom 1: 14'5 x 11'2 (4.40m x 3.41m)
- Bedroom 2: 11'3 x 8'7 (3.43m x 2.62m)

**SECOND FLOOR**

- Landing
- Bedroom 3: 13'2 x 11'11 (4.02m x 3.63m)

**OUTSIDE**

- Utility/Toilet
- Cabin
- Front & Rear Gardens

**LOWER GROUND FLOOR**

- Lounge/Kitchen/Diner: 27'0 x 14'1 (8.24m x 4.30m)



## Main features

- A delightful Victorian home with garden & summerhouse
- Spacious kitchen/lounge/diner
- Open fire & wood burning stove
- Large family bathroom
- Within walking distance of Lewes town centre, schools & mainline station



### Nearest Schools

Primary Schools: St Pancras Catholic Primary 0.1 miles, Wallands Community Primary 0.3 miles, Southover CofE Primary 0.8 miles  
Secondary Schools: Lewes Old Grammar School 0.3 miles, Priory School 0.8 miles, Owlswick School 1.2 miles



### Transport Information

Train Stations: Lewes 0.9 miles, Cooksbridge 2.2 miles, Plumpton 4.3 miles



### Address

Leicester Road, Lewes, East Sussex, BN7



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPIC RATING  
CURRENT: **D(65)** POTENTIAL: **B(82)**

23008847/20240130/JL1/TW