



Price
£650,000

Freehold

3x  1x  1x 

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

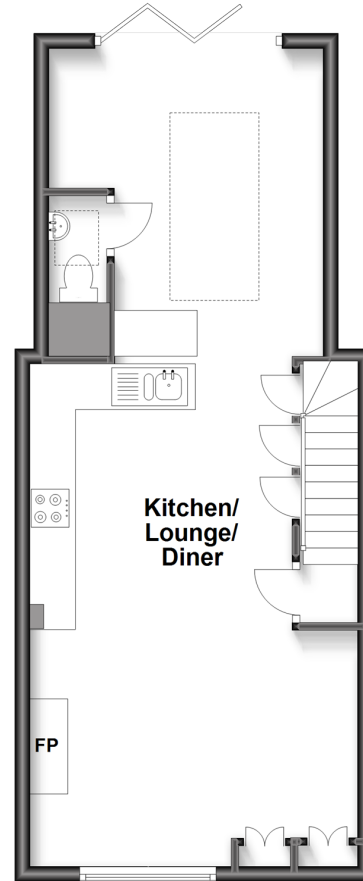
OVER 60?

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

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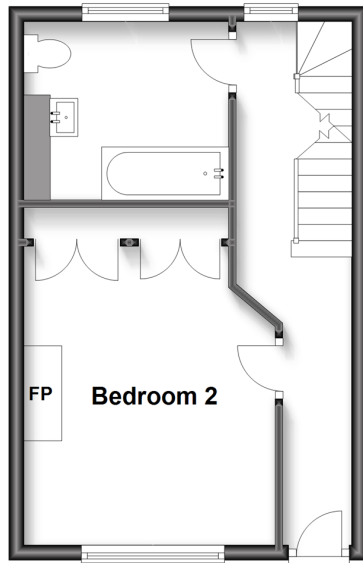
Split Level Lower Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



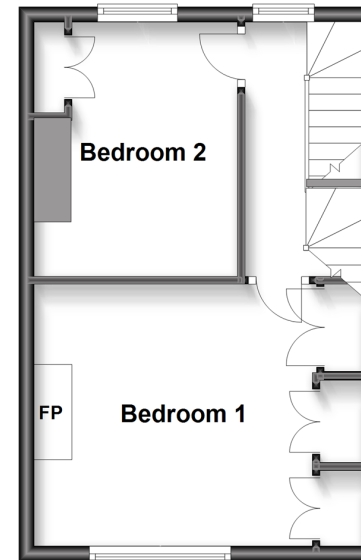
Ground Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



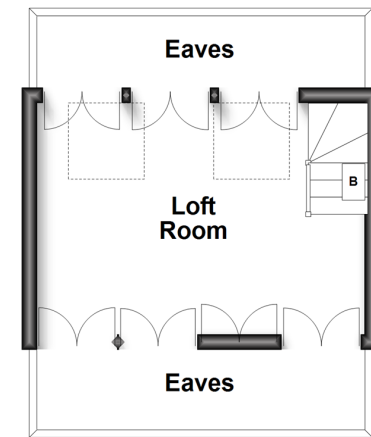
First Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



Second Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Bedroom 2: 13'10 x 10'9 (4.22m x 3.28m)

Bathroom

LOWER GROUND FLOOR

Kitchen/Lounge/Diner: 36'2 x 11'9 (11.03m x 3.58m)

FIRST FLOOR

Landing

Bedroom 1: 12'2 x 10'7 (3.71m x 3.23m)

Bedroom 3: 11'2 x 8'8 (3.41m x 2.64m)

SECOND FLOOR

Loft Room: 13'11 x 10'6 (4.24m x 3.20m)

OUTSIDE

Front & Rear Gardens



Main features

- Immaculately presented period property full of character & charm
- Sash windows, fireplaces & loft room
- Pretty, West facing rear garden
- Open-plan kitchen/lounge/diner with log burner, a great social space
- The total square footage of the house is approximately 1347 sqft (this is an approximation only taken from the floorplans).

Nearest Schools

Primary Schools: St Pancras Catholic Primary 0.1 miles, Wallands Community Primary 0.2 miles, Pells C of E Primary 0.3 miles
Secondary Schools: Lewes Old Grammar School 0.3 miles, Priory School 0.9 miles, Owlswick School 1.2 miles

Transport Information

Train Stations: Lewes 0.6 miles, Cooksbridge 1.8 miles, Glynde 3.3 miles

Address

Leicester Road, Lewes, East Sussex, BN7

Directions

For directions to this property please contact us.



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■ 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.

EPC RATING CURRENT: D(66) POTENTIAL: C(80)

23008853/20240224/JL1/TW