



OVER 60?

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

Guide Price
£575,000

Freehold

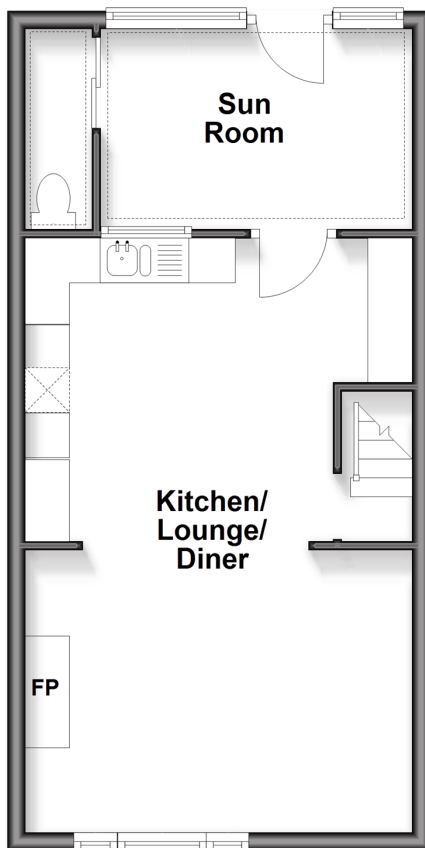
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**Leicester Road, Lewes,
East Sussex, BN7**

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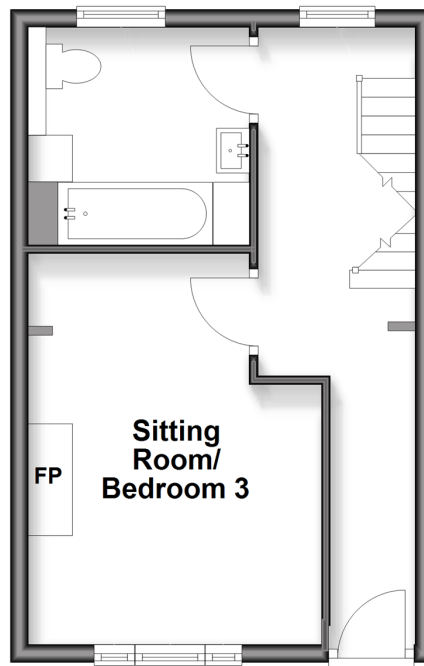
Lower Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



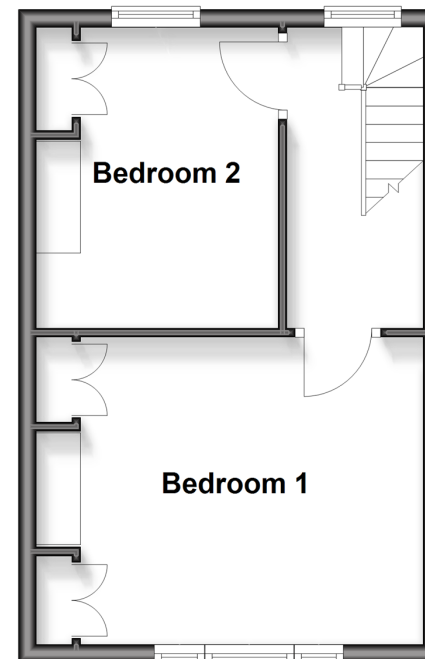
Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Sitting Room/Bedroom 3: 14'10 x 10'10
(4.52m x 3.30m)
Bathroom

LOWER GROUND FLOOR

Kitchen/Lounge/Diner: 22'1 x 13'9
(6.74m x 4.19m)
Sun Room: 11'6 x 6'7 (3.51m x 2.01m)
Separate Toilet

FIRST FLOOR

Landing
Bedroom 1: 13'1 x 11'2 (3.99m x 3.41m)
Bedroom 2: 11'0 x 8'11 (3.36m x 2.72m)

OUTSIDE

Front & Rear Gardens



Main features

- A beautifully presented period terraced house in the sought after Wallands area
- Character features including fireplaces and sash windows
- Pretty rear garden with 2 patio areas
- Delightful views to the rear over gardens & rooftops
- A handy local shop is at the end of the road and the property is walking distance to schools



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 0.8 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.



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Call Lewes Branch (01273) 471231 ■ 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 50% less, by purchasing a Lifetime Lease.



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