



£400,000-£425,000 guide price

110 Western Road, Lewes, East Sussex, BN7 1RR

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The property...

A deceptively spacious 2 bed/2 reception room terraced cottage with courtyard garden situated in the sought after historic town of Lewes.

The property was re-roofed in 2023 and is offered in generally good order throughout although it would benefit from some updating and cosmetic improvement.

ACCOMMODATION

Living Room- A lovely bright room with a good size front aspect window, door to-

Dining Room- Rear aspect window, understairs cupboard, stairs to first floor, opening to-

Kitchen- Fitted with a range of wooden wall and base cupboards, stainless steel sink, space for tall fridge/freezer, side aspect window and part glazed door opening onto the rear garden.

First Floor Landing- Stairs to attic bedroom.

Bedroom- A good size double room with front aspect window, decorative inset cast iron fireplace.

Bathroom- Fitted suite comprising corner shower, pedestal wash hand basin with tiled splash back, low level w.c., airing cupboard, decorative inset cast iron fireplace.

Attic Bedroom- A pretty room with vaulted ceilings, rear aspect window and Velux window to the front letting in plenty of light, built-in cupboard.

OUTSIDE

Patio Garden- Block paved with raised beds, brick built shed, enclosed by walling.





Location...

Western Road is located at the top of Lewes High Street benefiting from easy access to all that Lewes High Street offers but is equally close to the entrance of the South Downs National Park at The Gallops.

Western Road features a parade of local shops and Leicester Road convenience shops is a short walk away.

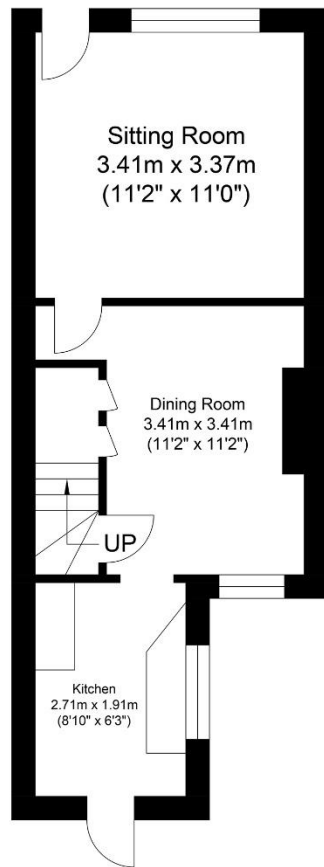
Baxters Field is a fantastic recreational green space located in nearby Bradford Road with children's playgrounds found in the neighbouring paddocks.

Lewes Mainline Railway Station is less than a 15 minute walk away (source Google maps). With services to London, Brighton, and Eastbourne.

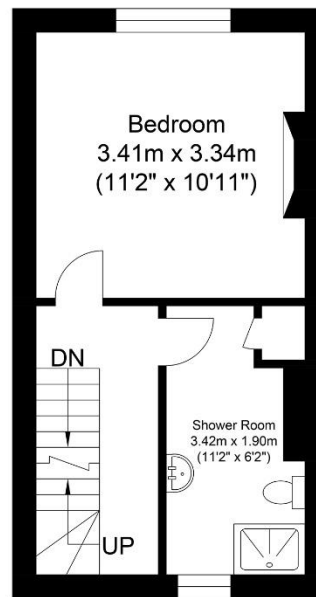
Tenure - freehold
EPC rating - tbc
Council tax band - C

For further enquiries or to arrange a viewing, please contact the office on 01273 407929

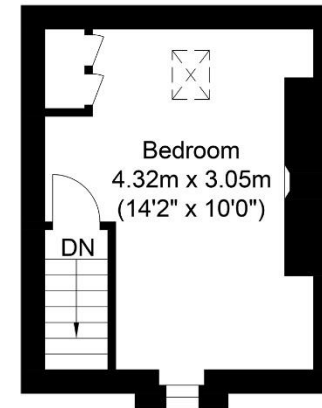




Ground Floor
Approximate Floor Area
310.32 sq ft
(28.83 sq m)



First Floor
Approximate Floor Area
252.52 sq ft
(23.46 sq m)



Second Floor
Approximate Floor Area
159.73 sq ft
(14.84 sq m)

Approximate Gross Internal Area = 67.13 sq m / 722.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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