



£375,000 offers in excess of
44 Stansfield Road, Lewes, East Sussex, BN7 2SL

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The property...

We are pleased to market for sale this 3 Bedroom semi detached home in popular Stansfield Road. The well proportioned home would now benefit from some updating and offers potential for further development to the side, stpp. The property is surprisingly close to the town centre at just a 13-minute walk (source Google Maps) and features a generously sized rear garden, 3 Bedrooms, Shower Room, Sitting Room, Dining Room and Kitchen.

Entrance Porch – Doors to principal rooms. Stairs with decorative balustrade to first floor. Window to the side. Understairs cupboard.

Living Room – Measuring a generous 12'9 x 12' with bay window to the front and fireplace.

Kitchen – Finished in a beech wood design and comprising of a range of wall and base units with cupboards and drawers. Pantry cupboard. Views over the rear garden and beyond. Opening to Dining Room and door to side.

Dining Room – Enjoying views over the rear garden.

First Floor Landing – Painted panelled doors to principal rooms.

Bedroom – Bay Window to the front with views along Stansfield Road. Fitted Wardrobes.

Bedroom – Window to the rear with elevated views over the garden and beyond. Fitted Wardrobe.

Bedroom – Single bedroom with window to the front with views along Stansfield Road. Fitted Wardrobe.

Shower Room – Accessible wet room style shower enclosure, wc and wash hand basin. Simple white tiled walls and frosted window to rear.

Passage Way – Covered passage way accessed from the kitchen, and with doors to the front and rear gardens. Doors to Workshop and Cloakroom.

Workshop – Brick built with window to the front.

Cloakroom – WC and painted brick walls.





Outside and Location...

Stansfield Road is located at the edge of the Landport estate which benefits from surprisingly easy and close access to the town centre at just a 13 minute walk away (source Google Maps).

The Landport area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

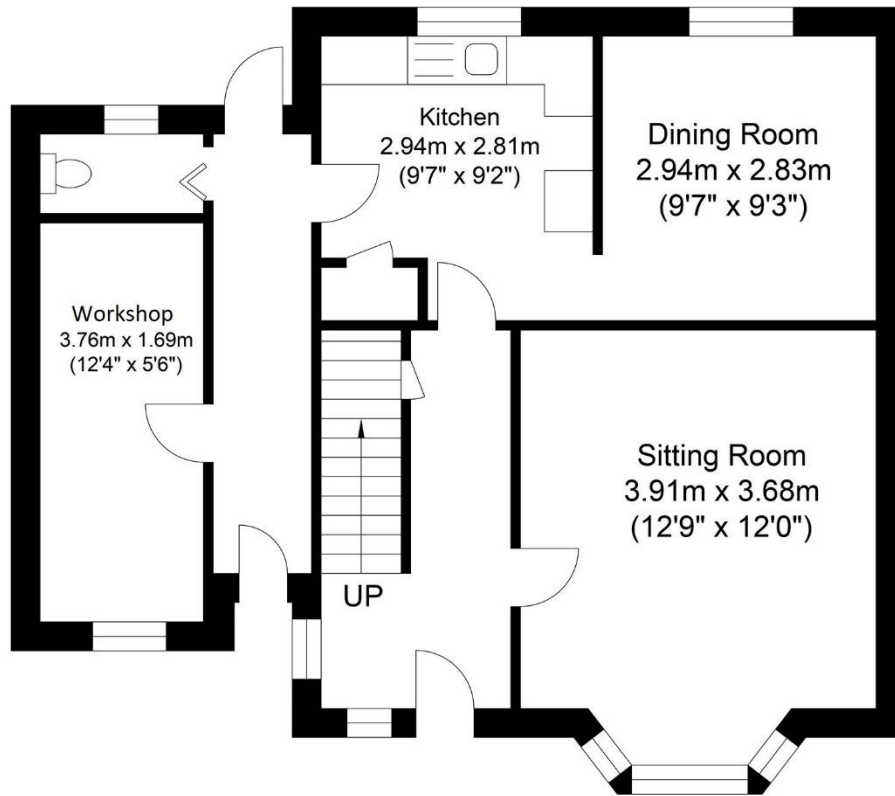


Tenure – Freehold

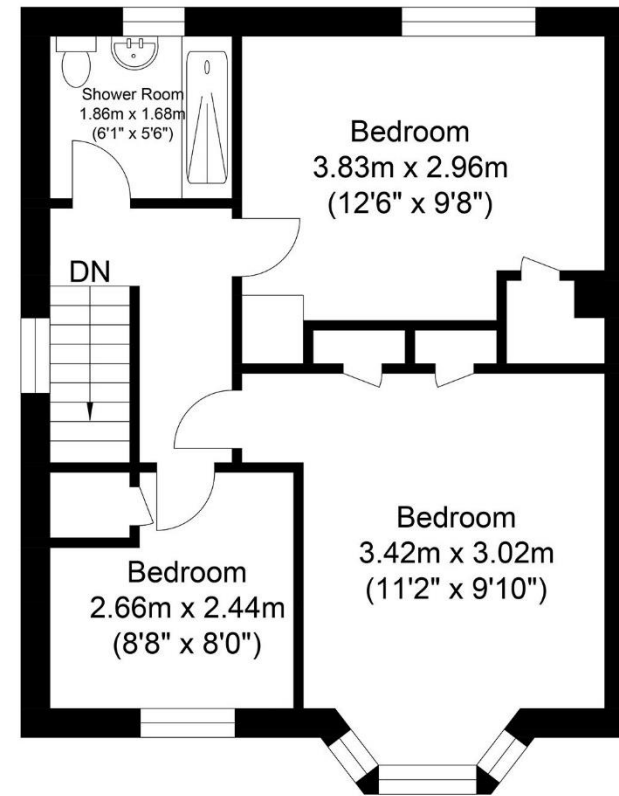
Gas Central Heating – Double Glazing

EPC Rating – C

Council Tax Band – C



Ground Floor
Approximate Floor Area
597.71 sq ft
(55.53 sq m)



First Floor
Approximate Floor Area
438.62 sq ft
(40.75 sq m)

Approximate Gross Internal Area = 96.28 sq m / 1036.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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