



MERIDIAN ROW

£425,000 offers in excess of  
103a Western Road, Lewes, East Sussex, BN7 1RS

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# The property...

A modern home built with an eye to detail and style with a modern take on traditional bay windows, constructed with handmade bricks and impressive vaulted ceilings to the first floor bedrooms.

The 2 Bedroom town centre home boasts an abundance of natural light and proudly features Solar PV generating electricity and high performing windows and doors.

**Entrance Hall** – Wood floors which lead into;

**Semi Open Plan Living, Kitchen, Dining** –

**Kitchen Breakfast Room** – Modern fitted kitchen finished in a gloss white and complimented by Corian worksurfaces. The kitchen offers an array of cupboards and drawers, integral appliances and incorporates a breakfast table into the design. Patio doors open to the garden.

**Sitting Room** – Dual aspect Sitting Room with modern, raised bay window to the front. Wood floors.

**Utility Room / Cloakroom** – Ground floor wc with wash hand basin. Fitted Utility Cupboard housing boiler and providing space for washing machine.

**First Floor Landing** – Doors to principal rooms.

**Bathroom** – A gorgeous modern bathroom suite comprising of panelled bath with shower over and glass screen door. WC and Wash hand basin. Complimented by modern tones of grey tiled walls and floor. Vaulted ceiling with roof window.

**Bedroom 1** – A comfortable double bedroom with impressive vaulted ceiling reaching a height of apx 15ft. Modern floor to ceiling bay window to the front.

**EnSuite Facilities** – A modern EnSuite Shower Room shower enclosure with glass screen door. The room is otherwise presented as a Dressing Room with fitted wardrobes. Vaulted ceiling with roof window.

**Bedroom 2** – Another comfortable bedroom with vaulted ceiling and window to the front.





## Outside and Location...

**Garden** – Landscaped featuring a paved and stone laid patio with a raised flower bed and feels particularly private being enclosed by a painted wall and modern fencing. Gated access to the side providing excellent access for bicycle storage.

**Western Road** is located at the top of Lewes High Street benefitting from easy access to all that Lewes High Street offers but is equally close to the entrance of the South Downs National Park via 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. On street parking is readily available with a parking permit with many paths and twittens linking Western Road to the surrounding adjoining streets. Lewes Mainline Railway Station is less than a 17 minute walk away (source Google maps). With regular, direct services to London, Brighton, Gatwick and Eastbourne.

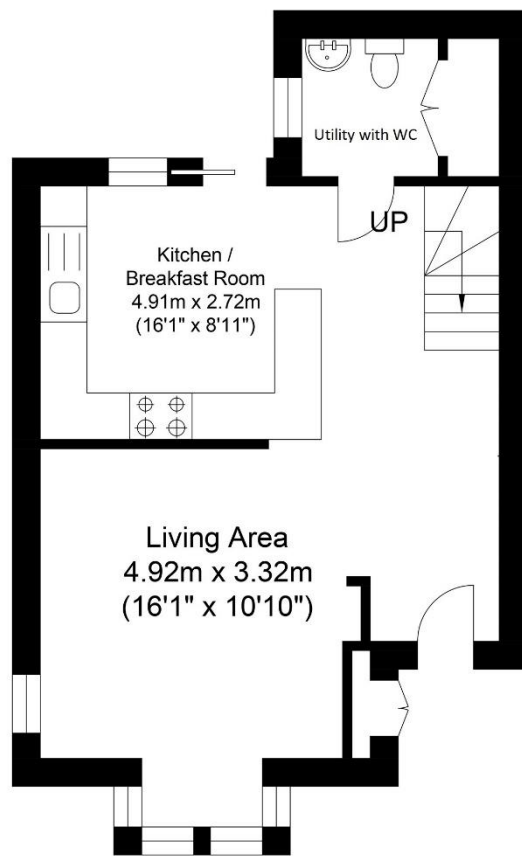


**Tenure** – Freehold

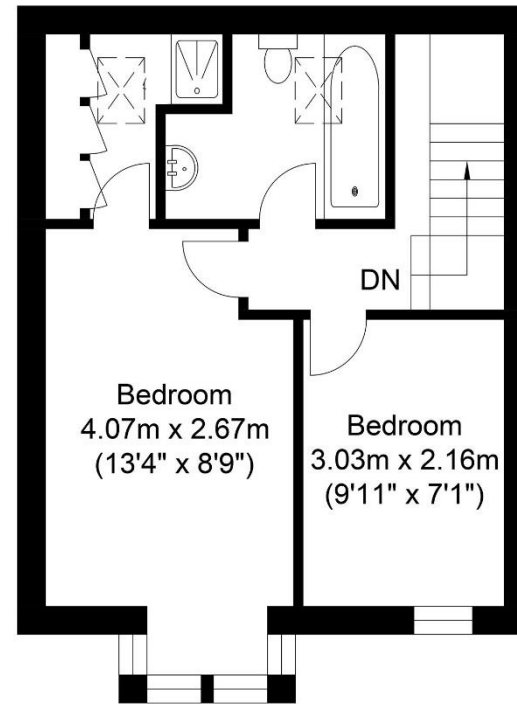
Modern Central Heating with upright radiators – High Performing Double Glazed Windows. Solar PV.

**EPC Rating** – TBC

**Council Tax Band** – C



Ground Floor  
Approximate Floor Area  
352.62 sq ft  
(32.76 sq m)



First Floor  
Approximate Floor Area  
335.40 sq ft  
(31.16 sq m)

Approximate Gross Internal Area = 63.92 sq m / 688.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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