



£325,000 offers in the region of
8 Horsfield Road, Lewes, East Sussex, BN7 2TB

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The property...

Now in need of complete re-furbishment the 3 Bedroom end of terrace home offers the opportunity to extend and/or complete a loft conversion, subject to the necessary consents and permission, but as others have achieved in the road. The property offers a generously sized rear garden of a desirable South Westerly aspect, and enjoys views of the South Downs.

Entrance Hall- Front door, stairs to first floor and painted panelled doors to principal rooms.

Sitting Room- Measuring a generous 14'4 x 11'3 and enjoying views over the rear garden. Fireplace. Door to rear lobby with door to garden and understairs storage.

Kitchen / Dining Room - Fitted kitchen finished in white and with grey coloured worksurfaces over and a white tiled splashback. Views over the front garden and onto the South Downs in the distance. Space for appliances.

Ground Floor Bathroom- White suite comprising of bath with shower attachment over, wc and wash hand basin. White tiled walls, window to the front.

First floor Landing- Wooden handrail and balustrade over stairs. Painted panelled doors to principal rooms. Windows to the side and rear with views over the garden.

Bedroom 1- A generous double bedroom with bay window to the front with elevated views of the South Downs in the distance.

Bedroom 2 - Another double bedroom with rear aspect window overlooking the rear garden.

Bedroom 3 - A comfortable bedroom with dual aspect views to the front and side with far reaching views which reach the South Downs in the distance.





Outside and Location...

Rear Garden- A generously sized garden of a desirable South Westerly aspect. The garden requires work but is mostly laid to lawn and offers potential for outbuildings if desired.

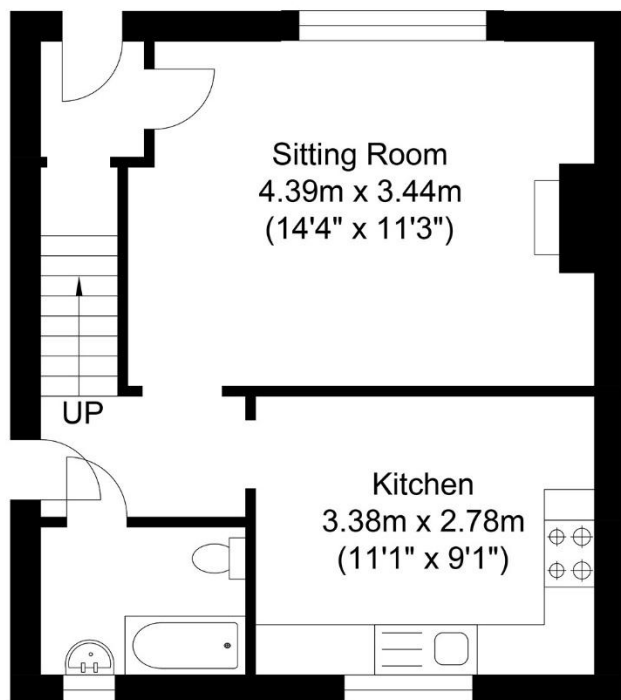
Horsfield Road is, located in the Landport estate which benefits from being within easy reach of the convenience shop, Green, and access to open countryside and woodland via a farm track. The farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe 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.

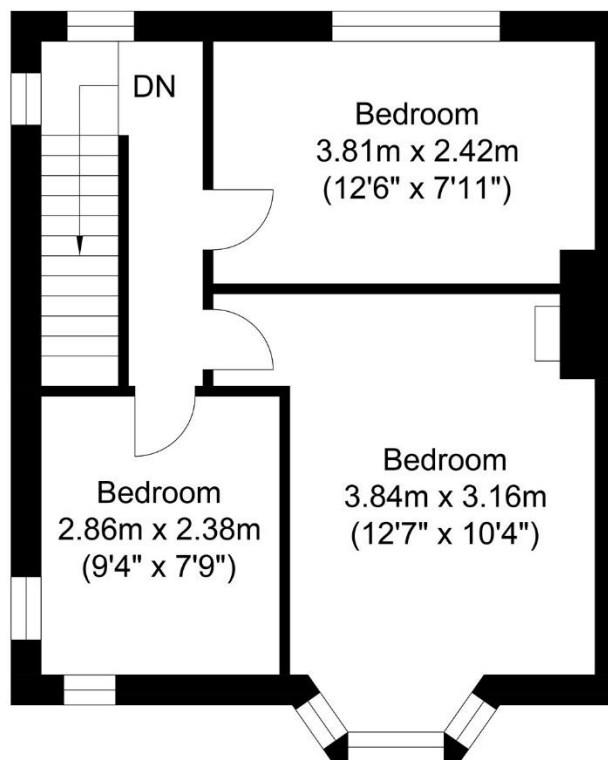
Title – Freehold

Council Tax Rating- B

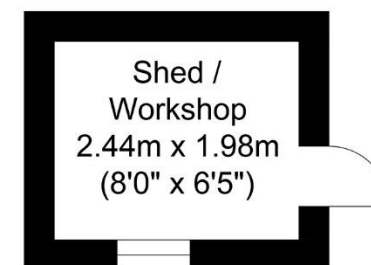
EPC Rating- D



Ground Floor
Approximate Floor Area
375.87 sq ft
(34.92 sq m)



First Floor
Approximate Floor Area
384.16 sq ft
(35.69 sq m)



Outbuilding
Approximate Floor Area
51.98 sq ft
(4.83 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 70.61 sq m / 760.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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