



£475,000 - £500,000 guide price  
2 Fitzgerald Road, Lewes, East Sussex, BN7 2JB

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# Overview...

A great example of a 3 Bedroom, Detached, Bungalow situated in the popular and sought after South Malling area of Lewes.

Sitting well within its own gardens which wrap around the property, nearly every room enjoys pleasant views of the beautifully kept garden.

The property boasts a Modern Kitchen Breakfast Room and Sitting Room with open fireplace, gorgeous Herringbone wood floors, and views of the pretty garden. There is a modern accessible Shower Room and 3 Bedrooms each with fitted wardrobes.

Outside there is a delightful garden of a desirable South and also Easterly aspect, and a Driveway which leads to a former Garage, now Workshop.

VIEWING RECOMMENDED



# The property...

## ACCOMMODATION

**Entrance Hall-** Front door, fitted cupboards and doors to principal rooms.

**Kitchen/Breakfast Room-** Modern fitted kitchen finished in a timeless white and complimented by marble look worksurfaces. The dual aspect room enjoys views over the front garden and provides an excellent array of cupboards and drawers.

**Sitting Room-** A dual aspect Sitting Room with a gorgeous herringbone wood floor and views over the delightful garden. The light and bright Sitting Room further benefits from an open fireplace with brick surround (fire not tested). Door to garden.

**Shower Room-** Modern wet room style of shower room with accessible shower enclosure with fixed glass screen and electric shower. Wash hand basin and heated towel rail. Window to the side and modern tiled walls.

**Cloakroom-** Modern suite comprising of wc. Window to the side.

**Bedroom 1-** A generous double bedroom with dual aspect views over the garden. Fitted wardrobes with double doors.

**Bedroom 2-** Another double bedroom with rear aspect window overlooking the garden. fitted wardrobe with double doors.

**Bedroom 3-** A comfortable bedroom with patio doors opening to the garden. Fitted wardrobe with double doors.





## Outside...

**Workshop / Garage-** The detached brick built garage is now presented with a single pedestrian door to the front, with window to the side.

**Garden-** A delightful and beautifully kept garden of a South and Easterly aspect. The relatively level garden is mostly laid to lawn with a colourful array of plants and shrubs and young trees.

**Driveway-** Providing Off Street Parking for numerous vehicles and leading to the former garage.



Subject to the necessary permissions and consents, we do feel there is potential to extend further if desired, as neighboring properties have achieved.

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



## Location...

Fitzgerald Road is located in the popular South Malling area of Lewes and benefits from being within easy access to the local convenience store, South Malling Primary School and bus stops providing routes to the town centre and also Brighton, Tunbridge Wells and Eastbourne.

The High Street is surprisingly close by at just an 18 minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes High Street is full of charm and character and boasts a great selection of shops, restaurants, coffee shops, public houses and The Depot Cinema.

Lewes further benefits from a mainline Railway Station offering direct services to London, Gatwick, Brighton and the coast.

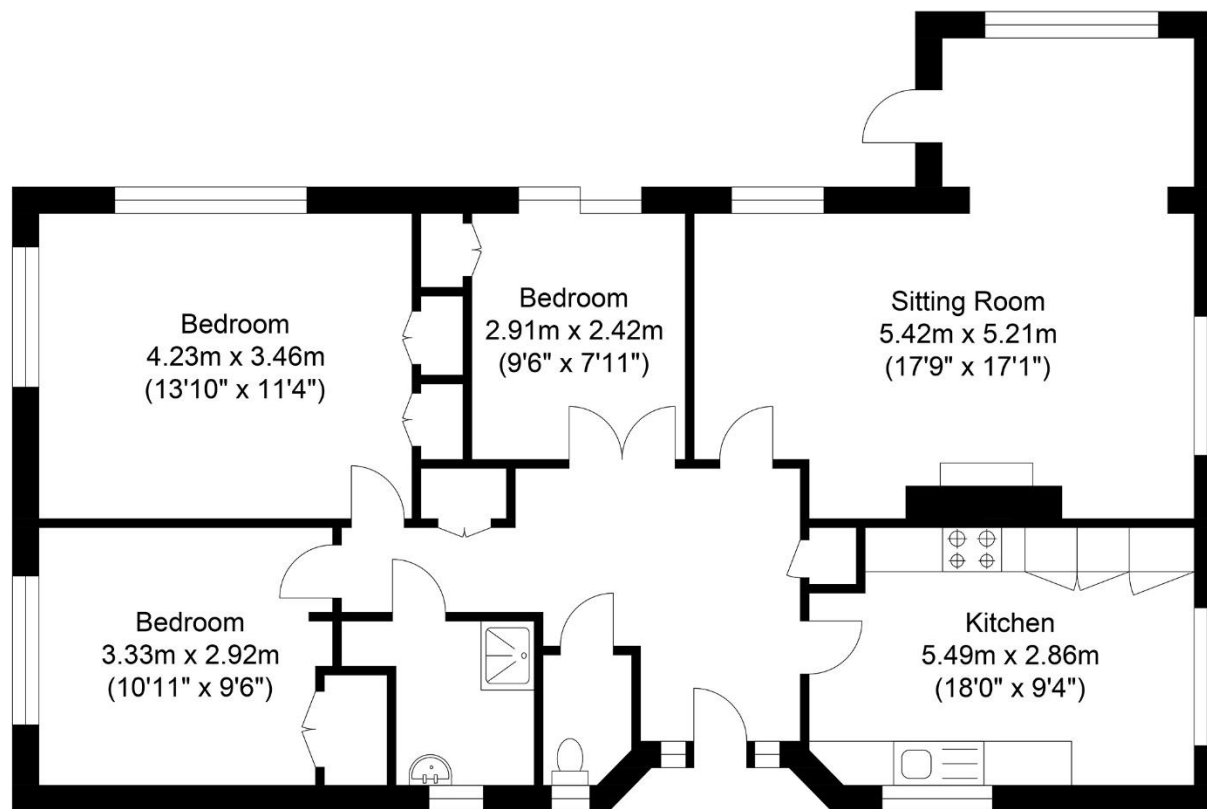


Tenure - Freehold

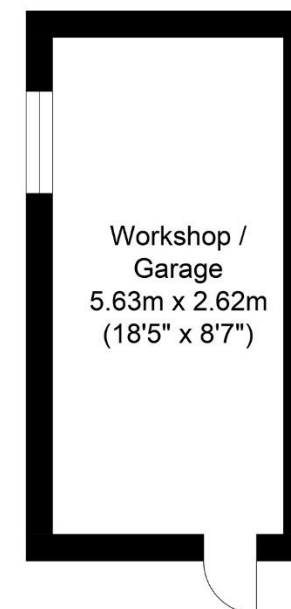
Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - D



Ground Floor  
Approximate Floor Area  
962.29 sq ft  
(89.40 sq m)



Outbuilding  
Approximate Floor Area  
158.76 sq ft  
(14.75 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 89.40 sq m / 962.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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