



**Western Road, Lewes, East Sussex, BN7 1RP**  
Asking Price £450,000

## Western Road, Lewes, East Sussex, BN7 1RP

A flexible four storey Victorian Townhouse offering stylish and versatile accommodation with three / four bedroom and a private patio garden ideally positioned in central Lewes.

### The Property

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From the front of this townhouse you lead into the spacious living room which has a window to the front and a spiral staircase leads downstairs and upstairs. Two openings lead into the kitchen/ breakfast room which has modern units with integrated induction hob, oven, dishwasher and a sink unit. There is a shelved pantry and French doors open out into the garden.

The lower ground floor is ideal as a bedroom or further reception room /study, it has a feature paneled wall and cupboard housing the fuse box.

On the first floor landing is a deep storage cupboard and plumbing for a washing machine and tumble dryer.

Bedroom One has a window to the rear, and a range of sliding mirrored wardrobes. The bathroom is fitted with a modern suite comprising of a bath, low level w/c, pedestal wash hand basin, and a shower cubicle.

Up to the second floor are two further bedrooms, one to the rear with extensive shelving and hanging rails, hatch to loft and a decorative paneled wall. The bedroom to the front has a window overlooking Western Road.

Outside the Courtyard garden is enclosed by a wall and is well stocked with shrubs and has room for a table and chairs and offers a good degree of seclusion.

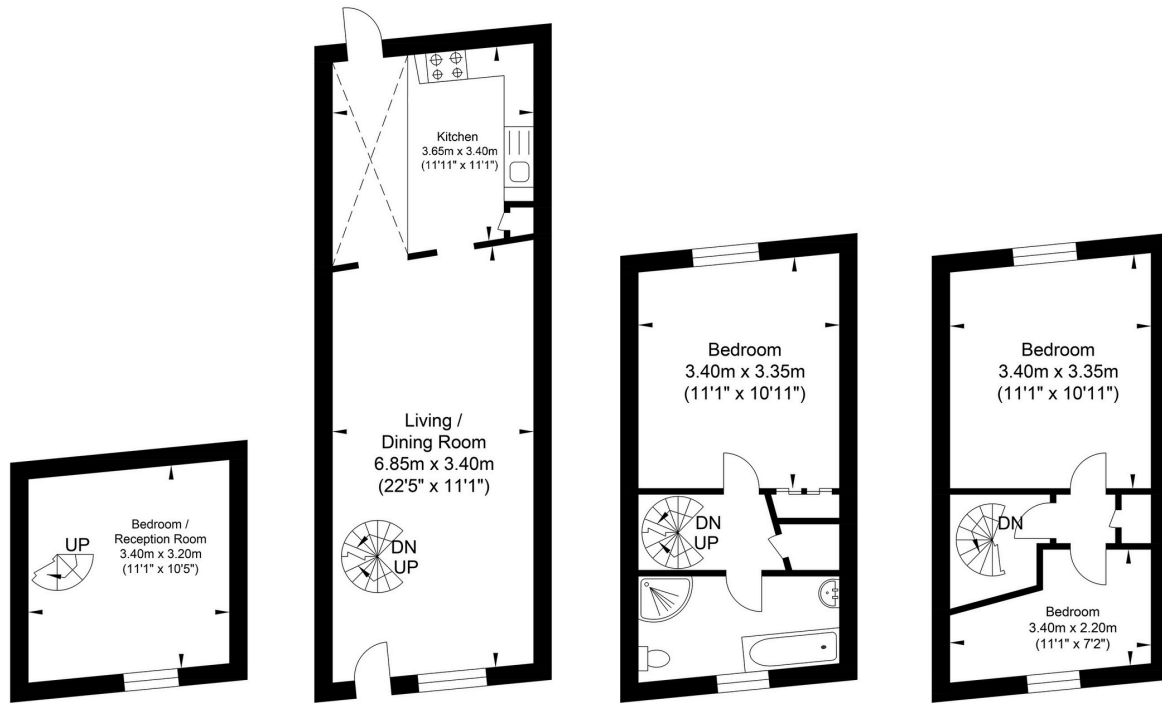
### The Location

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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Western Road, Lewes



Lower Ground Floor  
Approximate Floor Area  
126.04 sq ft  
(11.71 sq m)

Ground Floor  
Approximate Floor Area  
383.73 sq ft  
(35.65 sq m)

First Floor  
Approximate Floor Area  
254.02 sq ft  
(23.60 sq m)

Second Floor  
Approximate Floor Area  
254.02 sq ft  
(23.60 sq m)



Approximate Gross Internal Area = 94.56 sq m / 1017.83 sq ft

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



## Oakley

Your Sussex Property Expert

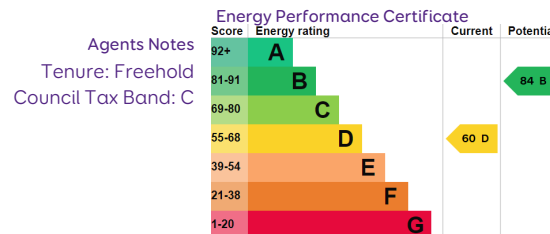
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