



Western Road, Lewes, East Sussex, BN7 1RP

Asking Price £449,950

Western Road, Lewes, East Sussex, BN7 1RP

Three storey cottage with two double bedrooms and two reception rooms located at the top end of the High Street, beautifully restore throughout with a wealth of Character features.

The Property

This property has been skilfully improved by the current owners and offers two reception rooms and two double bedrooms. There are stripped floorboards and doors throughout, sash windows with shutters and a gas combi boiler. As you enter the property into the sitting room there is a wood burning stove with a wooden mantel over and shelving and cupboards in the chimney recess. The living room then opens through to a dining room with stairs to first floor and fireplace with a shelved corner cupboard. The kitchen has a range of wall and base shaker style units, integrated ceramic hob, oven and hood, dishwasher and free-standing washer/dryer, fridge/freezer, Wine Fridge and a wall mounted gas boiler and part tiled walls. Rear door leads out to the patio garden.

Upstairs on the first floor is a double bedroom with a window to the front. The recently re-fitted bathroom has a large shower with a glass screen, panelled bath, Low level w/c , wash hand basin. Stairs rise to the second-floor bedroom which is double aspect with dormer windows, shelving in chimney recess and a hatch to loft.

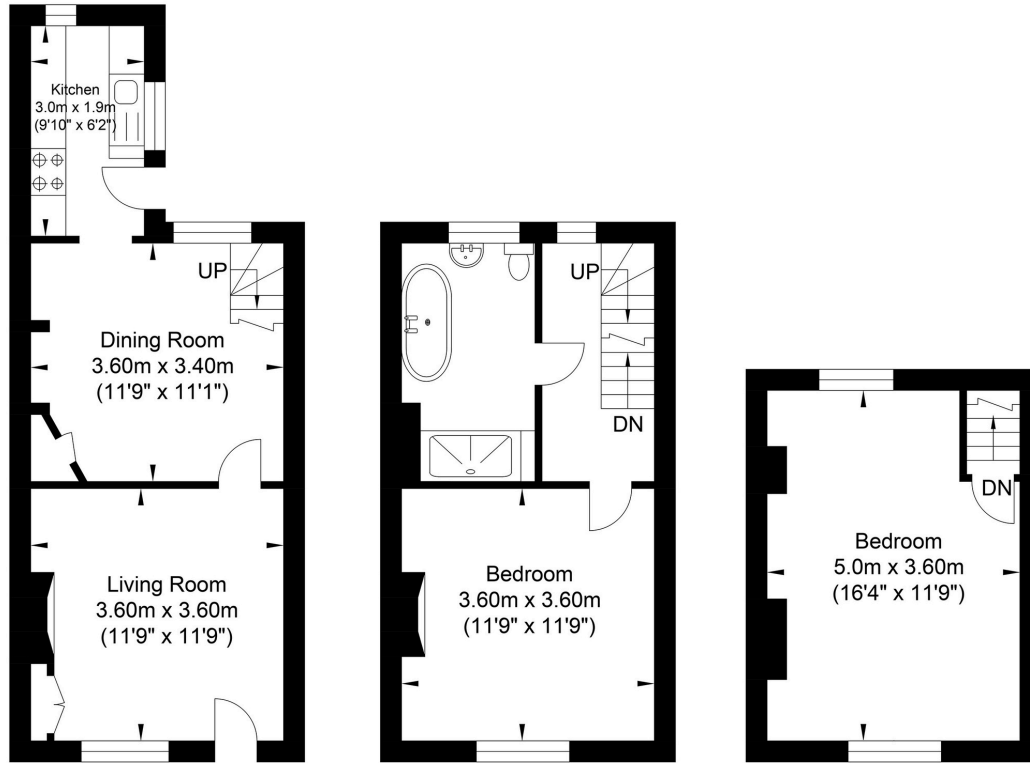
Outside is a walled paved patio with raised shrub beds, outside tap and light.

The Location

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



Ground Floor
Approximate Floor Area
329.05 sq ft
(30.57 sq m)

First Floor
Approximate Floor Area
275.12 sq ft
(25.56 sq m)

Second Floor
Approximate Floor Area
193.75 sq ft
(18.0 sq m)

Approximate Gross Internal Area = 74.13 sq m / 797.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

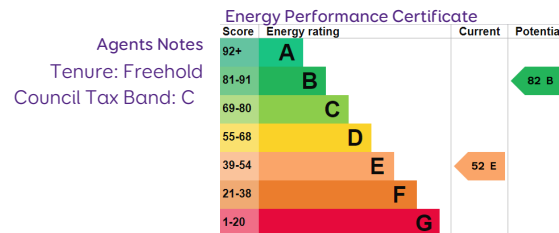
Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

