



**85 De Montfort Road, Lewes, East Sussex, BN7 1ST**  
Asking Price £425,000



# 85 De Montfort Road, Lewes, East Sussex, BN7 1ST

An excellent example of a Victorian terraced house with two double bedrooms and two separate reception rooms, modern kitchen and spacious bathroom. There are original fireplaces, picture rails and sash windows and the garden is attractively arranged and offers space ideal for table and chairs.

## The Property

---

A chance to acquire a well-presented character property in the historic county town of Lewes. The house benefits from many original period features and a pretty rear garden. In a great location on a quiet street, it is just a short walk to the town centre and railway station. Walks on the South Downs National Park are only a few minutes away."

Part glazed front door leads into entrance hall with stairs rising to the first floor, wood flooring and dado rail. Door opening into sitting room with sash window to the front, picture rail and attractive cast iron open fireplace with Stone hearth. The dining room also has a cast iron feature fireplace with tiled hearth and cupboards to the side of the chimney breast. Picture rail and sash window to the rear. There is a large under stairs storage cupboard with power and space for a freezer. Step down to kitchen fitted with an excellent range of modern units with a work surface extending to include a four ring gas hob with matching oven below and extractor hood above and further wall cupboards. Part tiled walls, plumbing and space for washing machine, stainless steel sink unit with mixer taps and door to outside.

Stairs to First floor with part panelled wall and hatch access to loft. Door to spacious bathroom with part tiled walls, gas fired combi boiler, panelled bath, low-level WC, pedestal wash hand basin and feature cast iron fireplace. Window to the rear offering views across surrounding area. Bedroom two is fitted with a pine wardrobe, display shelving, cast iron fireplace and a window to the rear overlooking the garden. Bedroom one has a sash window to the front, fitted wardrobe with storage below and an attractive feature fireplace.

Outside the rear garden provides a good degree of seclusion, bordered by mature hedging a raised decked seating area. Timber shed and an outdoor store.

## The Location

---

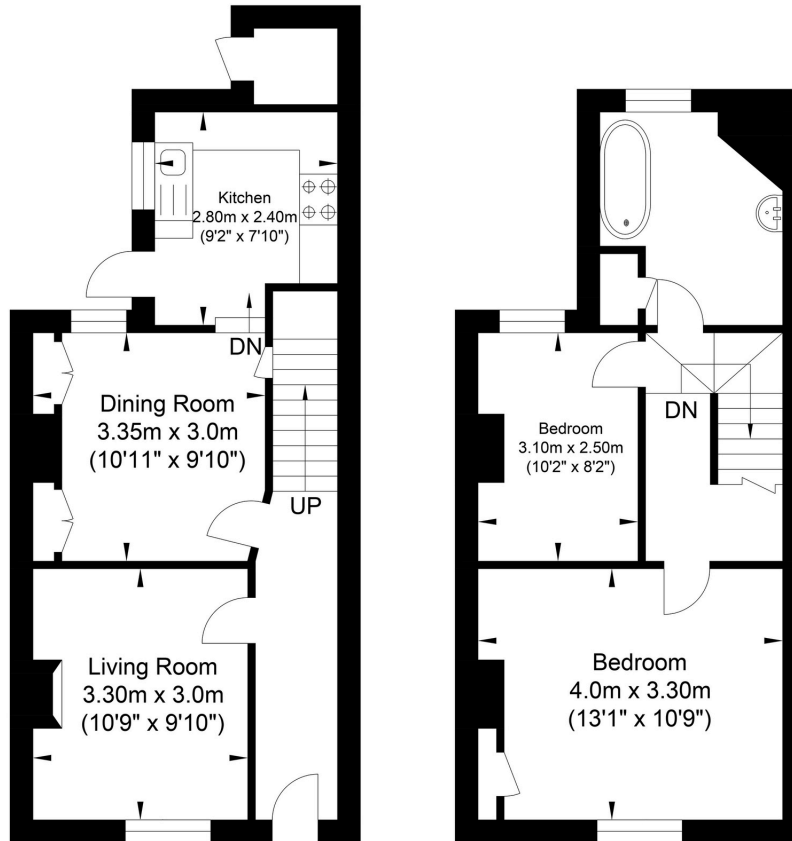
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.







# De Montfort Road, Lewes



Ground Floor  
 Approximate Floor Area  
 363.49 sq ft  
 (33.77 sq m)

First Floor  
 Approximate Floor Area  
 350.47 sq ft  
 (32.56 sq m)

Approximate Gross Internal Area = 66.33 sq m / 713.97 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Freehold  
 EPC - D  
 Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



## Oakley

Your Sussex Property Expert

Lewes Property Hub  
 01273 487 444  
 14a High Street, Lewes BN7 2LN  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[lewes@oakleyproperty.com](mailto: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.