

FOR SALE



New Road, Lewes
Asking Price Of £350,000


MARTIN & CO

New Road, Lewes

Asking Price Of £350,000

- **Semi-detached Character Cottage**
- **Quiet Cul-de-sac**
- **Walking distance to shops**
- **Gas Central Heating**

Character Two Bedroom semi-detached cottage. Situated in a quiet cul-de-sac, set behind the historic castle, within close proximity to town centre, amenities, and railway station. OFFERED WITH NO ONWARD CHAIN

ENTRANCE HALL Storage Cupboard

LOUNGE 12' 0" x 11' 6" (3.66m x 3.53m) Light and airy room benefiting from a feature Sussex stone fireplace

KITCHEN/DINER 12' 7" x 8' 2" (3.86m x 2.51m)
Fitted kitchen with base and wall units, electric oven and hob, Integral dishwasher, fridge, freezer and freestanding washing machine.



BATHROOM Fully tiled bathroom with white suite with over the bath shower attachment. Heated Towel Rail

FIRST FLOOR

BEDROOM ONE 11' 8" x 10' 0" (3.56m x 3.05m)
Double bedroom with built in wardrobes.

BEDROOM TWO 8' 11" x 9' 1" (2.74m x 2.79m)
Double bedroom

OUTSIDE South East facing tiered garden with established plants and garden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Lewes, the county town of Sussex supports a diverse culture with unique twittens and winding lanes where numerous antique shops, innovative galleries and independent boutiques can be found. Lewes boasts many cafés and pubs and in many of these you will be able to enjoy a pint of Harveys, the local beer that has been brewed in Lewes since 1790 and is still a private family business nestled in the heart of the town. The historic county town offers an excellent range of gastronomic delights with a plethora of pubs and restaurants spread around the historic landmarks of the Norman Castle and Ann of Cleves House.

The town boasts great sporting facilities including a leisure centre, a tennis and squash club, Rugby club and new state of the art football facilities as well as the famous Pells outdoor pool (the oldest outdoor spring fed freshwater pool in the UK).

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools offering education from primary schools right through to A levels. The universities of Sussex and Brighton are only a few miles away and can be accessed by road or via the public transport links.

Lewes also benefits from a mainline station offering direct trains to both Brighton and London as well as destinations East and West along the coast.

TRAIN JOURNEY TIMES

Lewes to Brighton 16 minutes
Lewes to London Victoria 65 minutes
Lewes to Gatwick 31 minutes
Lewes to Haywards Heath 16 minutes

Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU
T: 01825 744033 • E: uckfield@martinco.com

01825 744033

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.