



19 Ferrers Road, Lewes, BN7 1PY

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# 19 Ferrers Road, Lewes, BN7 1PY

## Guide Price £1,125,000

A fine example of a detached mid 20th Century four bedroom family home, that is quietly located in an established east/west garden plot, with views over the weald (east) and the surrounding downland countryside.

The present owners have been in residence for 27 years during which time they have considerably modernised the property, creating a garden/breakfast room whilst having a bespoke fitted Schreiber kitchen, new central heating boiler in 2015 along with replacement double glazed windows to the front elevation, with the property being double glazed throughout.

A beautifully presented detached family home of contemporary design, affording well balanced family accommodation that is light, bright and airy throughout. Comprising: - Galleried reception hall: Sitting room through to dining room: Kitchen leading to Garden/Breakfast room: Study: Integral single garage: First floor landing with built in airing cupboard, trap hatch to insulated roof void: Principal Bedroom with en-suite Shower room: Three further double bedrooms: Family bathroom.

Outside: The front garden is approached via a block paved driveway providing off road parking for two vehicles as well as access to the garage. Brick retaining wall enclosed an established garden with central AstroTurf lawn for ease of maintenance, surrounded by broad flower beds with a profusion of established plants, hardy annuals and seasonal flowers.

The rear garden is accessed via a secure pathway found to the northern elevation of

the property. Affording a high degree of privacy and solitude. Laid to broad paved multi level sun terrace with brick laid edging in turn bordering stone and shingle flower borders. specimen plants, climbers clematis and beech hedging amongst others. Detached timber garden shed added in November 2023, all surrounded by timber trellis and close boarded fencing with square trellis over.

All mains services are appointed to the property, with gas fired central heating serving panel appointed throughout the accommodation. Lewes District Council Tax Band G.

### Location:

Ferrers Road is a highly sought after 'destination address', a quiet 'no through' road in the ever popular residential district of Lewes, known as 'The Wallands'. The County town has long been known for its spirit of independence and it's inhabitants are proud of its significant history stretching back to Saxon times.

The well attended Wallands Primary school is found within immediate walking distance, whilst schooling for all age groups is immediately to hand. The Universities of Sussex and Brighton are just 6 and 9 miles away respectively, each easily accessed by bus, rail or road.

Lewes is a great place to shop with so many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. The town boasts a working brewery situated in the heart of the community on the banks of the Ouse.

There is a mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools.









**Entrance Hall**

**Kitchen**

11'1" x 10" (3.38m x 3.05m)

**Garden/Breakfast Room**

10" x 8'5" (3.05m x 2.57m)

**Dining Room**

11'11" x 10'11" (3.63m x 3.33m)

**Sitting Room**

19'11" x 10'11" (6.07m x 3.33m)

**Study**

7'3" x 5'4" (2.21m x 1.63m)

**WC**

**Landing**

**Bedroom One**

15'11" x 11'1" (4.85m x 3.38m)

**Walk In Wardrobe**

**En-Suite**

**Bedroom Two**

16'1" x 11'1" (4.90m x 3.38m)

**Bedroom Three**

9'11" x 8'5" (3.02m x 2.57m)

**Bedroom Four**

9'7" x 8'5" (2.92m x 2.57m)

**Bathroom**

**Garage**

16'7" x 8'6" (5.05m x 2.59m)

**EPC: C**

**Council Tax Band: G**





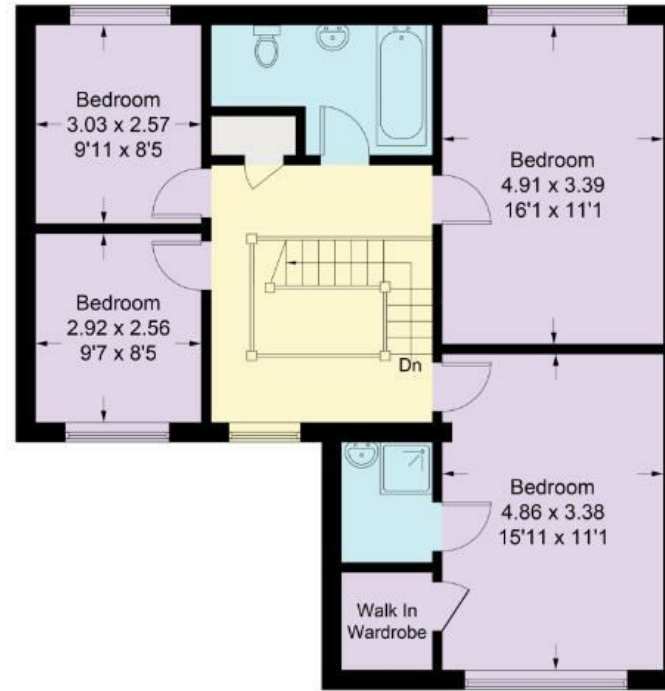
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Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

**Rowland Gorrington Estate Agents**

Station Approach, Seaford, East Sussex, BN25 2AR

**01323 490680**

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://rowlandgorringe.co.uk)

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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