



17 Fitzgerald Road, Lewes, BN7 2JB

ROWLAND  
GORRINGE

17 Fitzgerald Road  
Lewes  
BN7 2JB

Guide Price £550,000

A mid-terraced house of pleasing proportions that has been considerably extended and modernised by the present owners. Offering well balanced accommodation over three floors, with four (double) bedrooms, principle en-suite, private off road parking. All within walking distance of Lewes town centre and local schools, that include the highly acclaimed South Malling C of E Primary.

Description - A mid-terraced house, stupendously presented whilst affording highly adaptable accommodation that has been both comprehensively modernised as well as considerably extended by the present owners.

Extended with full planning permission in 2022, this cherished family home, for sale by private treaty, is found with the following:-

Hand fitted Howdens Kitchen, with comprehensive range of wall and base fitted kitchen cupboards, base units surmounted by Quartz worksurface with integrated Belfast sink, incorporating boiling water filter tap. Four ring Bosch induction hob, complemented by integrated Bosch oven, microwave and grill. Integrated appliances including, refrigerator, freezer and dishwasher. Plumbing for automatic washing machine. Powder coated aluminium framed doors in an 'Art Deco' style, finished in dark grey, with complimentary limestone flooring, with electric 'under floor' heating,

The conversion of the former roof void has created an inspiring principle bedroom suite, with three roof lights affording immediate views over Malling and beyond to the dramatic landscape that is Cullfail Hill and the Downs beyond.

Approached via a bespoke self contained dressing room with window, there is an easy rising staircase that leads to the second floor and Bedroom suite, with reclaimed bespoke fitted flooring in 'Karndean' style, open plan bathroom suite featuring 'roll top' cast iron bath, with roof light over, low level WC with porcelain hand wash basin.

For families looking for multi generational living on a manageable scale, this fabulous family home works particularly well, each of the three floors has its own bath or shower room all with W.C. The inspiring Kitchen/Dining/Day room has allowed the Sitting Room to be adapted into a valuable fourth bedroom, whilst the garden studio is an ideal home office with consulting space.

Outside: The front garden is approached via a dropped kerb, laid to stone paving which affords off road parking for two vehicles. To one side there is a raised border, with easterly aspect. The rear garden is a true feature, highly private with ease of maintenance to the fore. An extension of the adjacent Kitchen/Day room, in that weather permitting is ideal for entertaining. All fully enclosed the rear garden has a favoured south/westerly aspect, with raised feature borders and Palm tree, whilst also providing access via steps to raised decking to the Studio/Home Office. The garden studio of timber construction in a chalet style, is fully insulated, double glazed with electric power.

All mains services are appointed, gas fired central heating via Ideal Logic combination gas fire boiler, fitted as new in 2022. Local Authority: Lewes District Council - Tax Band B.

Directions: [what3words ///watchdogs.forge.inflamed](https://www.what3words.com/watchdogs.forge.inflamed)

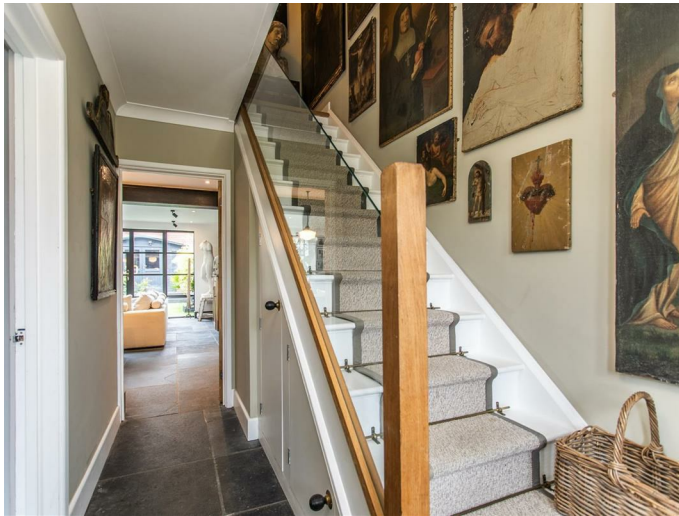


- Approximate internal measurement of 1532 sq ft
- Highly adaptable accommodation over three floors
- Off road parking for two vehicles
- All mains services appointed, Gas fired CH
- Luxury accommodation
- Vendors suited, with no onward chain thereafter
- Close walk of town centre and open countryside alike
- Double glazed external windows and doors throughout
- Garden Studio/Home Office
- Viewing is highly recommended



|                             |                              |
|-----------------------------|------------------------------|
| Kitchen/Dining/Day Room     | 7.08 x 6.06 (23'2" x 19'10") |
| Sitting/Bedroom 4           | 4.13 x 3.70 (13'6" x 12'1")  |
| GF Cloak/shower Room        |                              |
| Utility Cupboard            |                              |
| Principle Bedroom Suite     | 6.51 x 4.21 (21'4" x 13'9")  |
| Bedroom 2                   | 4.28 x 3.70 (14'0" x 12'1")  |
| Bedroom 3                   | 4.20 x 2.62 (13'9" x 8'7")   |
| Family Bathroom             |                              |
| Dressing Room               | 2.76 x 2.73 (9'0" x 8'11")   |
| Garden Studio (home office) | 4.66 x 2.62 (15'3" x 8'7")   |



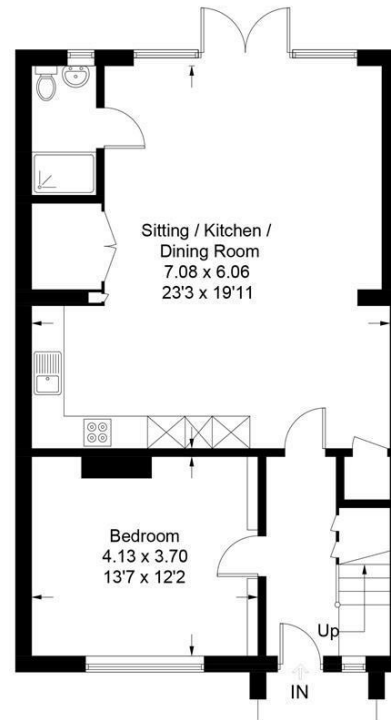


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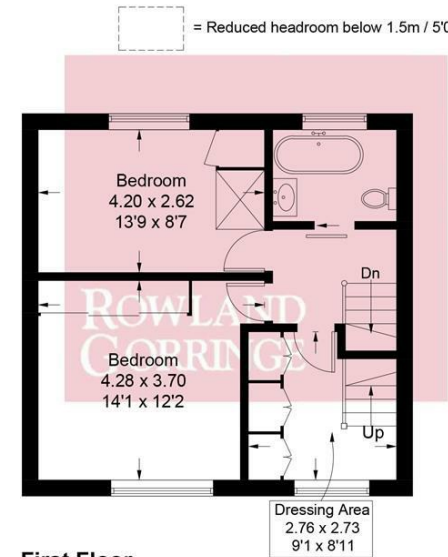
Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft

Garden Studio = 12.0 sq m / 129 sq ft

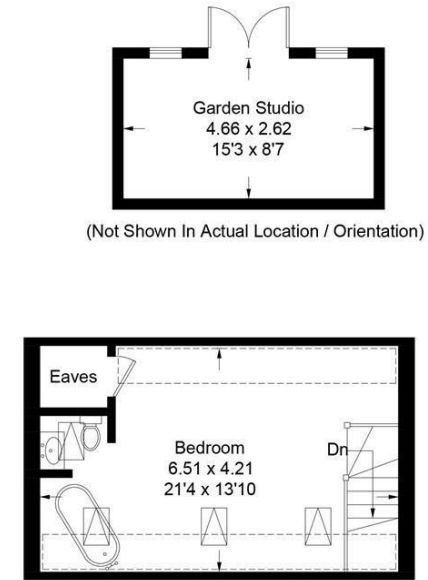
Total = 154.3 sq m / 1661 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

### Rowland Gorrington Estate Agents

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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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