



Eridge Green, Lewes BN7 2SY

welcome to

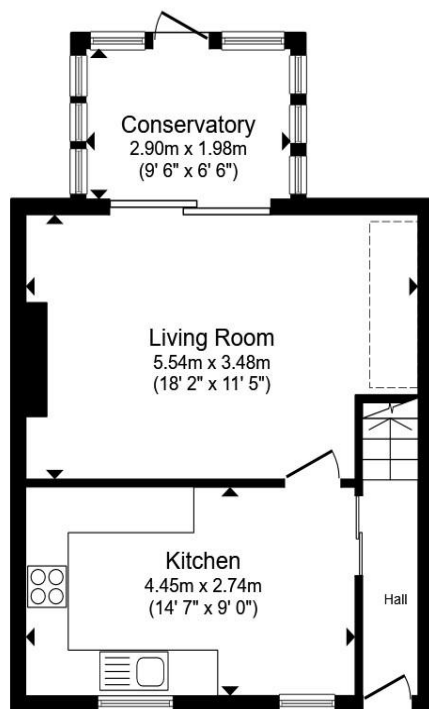
Eridge Green, Lewes

****No onward chain**** A well-proportioned mid-terraced house arranged over three floors. The property offers a spacious living room with conservatory, fitted kitchen, two first-floor bedrooms, shower room and a top-floor main bedroom.

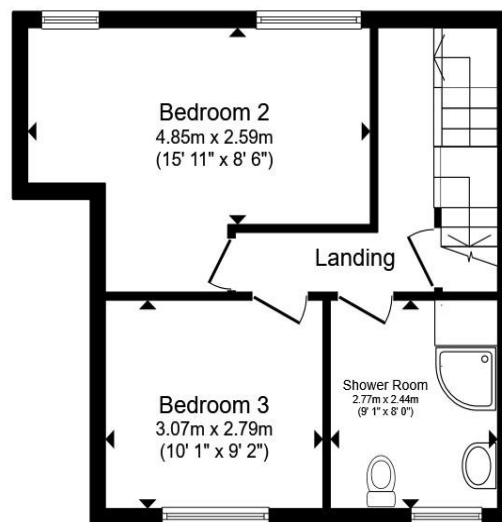


Agent Note

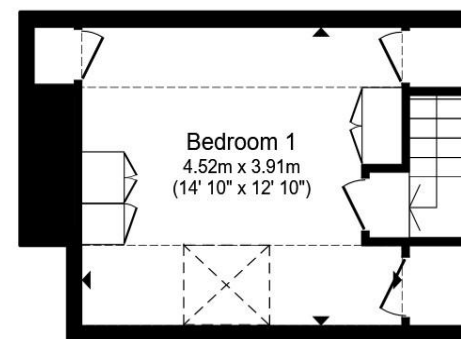
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Ground Floor



First Floor



Second Floor

Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Eridge Green, Lewes

- Offered with no onward chain
- Three-bedroom mid-terraced house
- Accommodation arranged over three floors
- Conservatory providing additional reception space with access to the garden
- Second floor main bedroom with fitted storage and skylight

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106484



Property Ref:
LEW106484 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01273 476378



Lewes@fox-and-sons.co.uk



192 High Street, LEWES, East Sussex, BN7 2NS



fox-and-sons.co.uk