



£450,000 offers in excess of
51 De Montfort Road, Lewes, East Sussex, BN7 1SS

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Overview...

We are pleased to market this 3/4 bedroom end of terraced property in Lewes. Part of the Victorian terraced street, this property is situated away from the main road but is still within easy reach of what Lewes has to offer and the South Downs National Park.

Located within easy access to highly acclaimed primary schools and walkable to local amenities, this family home is in the perfect location.

With accommodation split over four floors, this great home offers three good size bedrooms and a fourth bedroom/office space. With a bright generous living room with far-reaching views, fitted kitchen/dining room with direct garden access and a large modern fitted family bathroom.

Outside is a well-maintained courtyard garden with patio area, ideal for outdoor socials and boasting private gated side access.

VIEWING RECOMMENDED



The property...

LIVING ROOM- A bright welcoming space measuring 11'10ft x 9'5ft with a large front aspect double-glazed window allowing floods of natural light. A fireplace recess encasing a cast iron gas fire, with pretty, tiled base and built in storage and shelves to the side. Stairs to lower ground floor and first floor and door to-

BEDROOM- A great size double bedroom, rear aspect double glazed window offering rooftop views and an ornate cast iron feature fireplace with detailed tiled panels and granite hearth.

KITCHEN- A good size space with tiled flooring and space for dining table with double glazed window overlooking the garden and door providing direct access to the rear garden. The fitted kitchen comprises matte shaker style wall and base units with complimenting worktops. Stainless steel sink with mixer tap, 4 ring gas hob with integrated oven below and chimney style cooker hood above and tiled surround. Space for fridge and freezer.

BATHROOM- A modern fitted family bathroom with tiled flooring and walls comprising a panel enclosed bath with mixer tap, handheld and waterfall shower heads and glass screen. Hand wash basin with mixer tap, low-level W.C., chrome heated towel rail and built in storage cupboards

BEDROOM- On the first floor is another great sized double bedroom with front aspect double glazed windows and built in wardrobe

STUDY/BEDROOM- A good space currently used as a study but with the potential of fourth bedroom. Featuring a rear aspect window with far reaching rooftop views and built in cupboards and stairs to second floor-





Property and Outside...

BEDROOM- At the top of the house is a double bedroom with easterly facing double glazed windows with beautiful views over Lewes and further over the South Downs National Park. Featuring built in shutter style wardrobes

OUTSIDE

REAR GARDEN- Outside you find a well-maintained pretty courtyard garden, with paved patio turning into shingle; this space benefits from outside storage and is fence enclosed. The property also has private gated access via the pedestrian lane to the side.

PARKING- On street permit parking

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Location...

De Montfort Road is a desirable street lined by a mix of predominantly Victorian terraced homes on both sides. There is a well stocked, convenience shop within easy reach in Leicester Road and the entrance to the South Downs National Park via De Montfort Road and Spital Road is also within easy reach.

The High Street is a 12-minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.



Tenure - Freehold

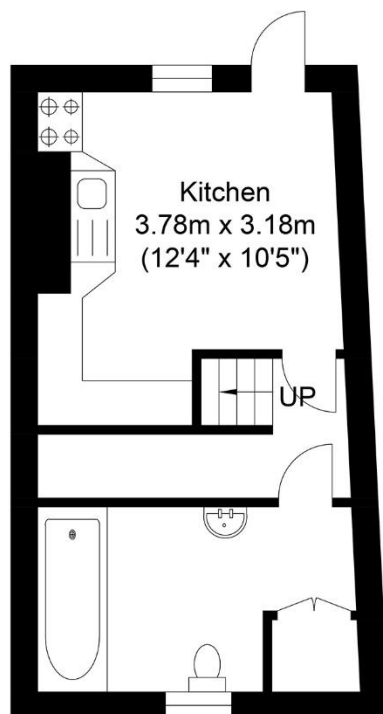
Gas central heating

Double Glazing.

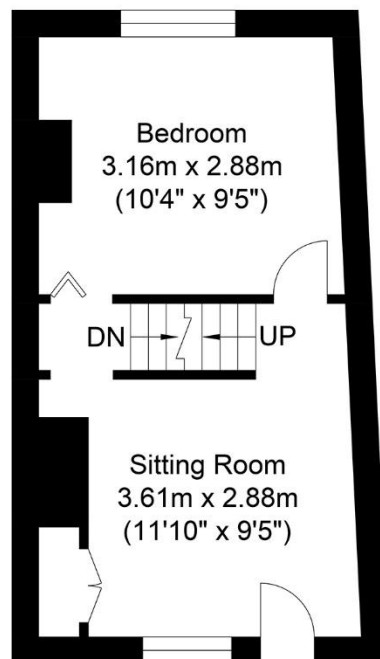
EPC Rating - D

Council Tax Band - C

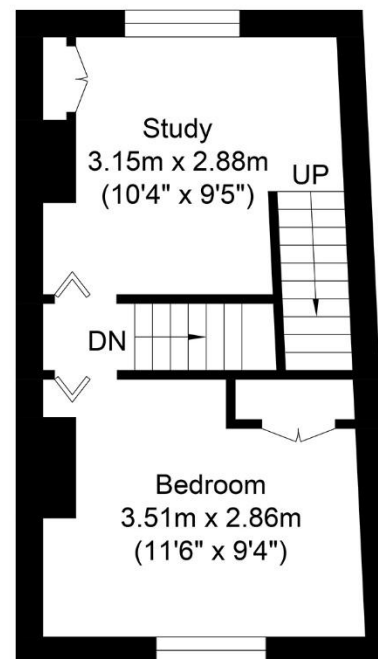
Viewing recommended



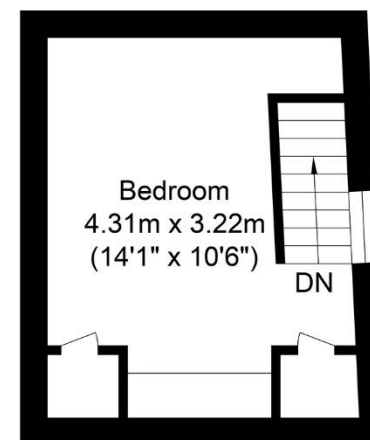
Lower Ground Floor
Approximate Floor Area
223.88 sq ft
(20.80 sq m)



Ground Floor
Approximate Floor Area
223.88 sq ft
(20.80 sq m)



First Floor
Approximate Floor Area
223.88 sq ft
(20.80 sq m)



Second Floor
Approximate Floor Area
138.85 sq ft
(12.90 sq m)



Approximate Gross Internal Area = 75.30 sq m / 810.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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