



Queens Road, Lewes, East Sussex, BN7 2JG
Asking Price £365,000

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Two bedroom semi detached house in Lewes's Old Malling area. Features a large garden, driveway, and scope for extension subject to necessary consents.

The Property

This two bedroom semi detached house is located in the Old Malling residential area of Lewes. It offers comfortable living with potential for future improvements. The property is situated close to a local primary school and a neighbourhood shop and has no onward chain.

Upon entering the house is an entrance hall with stairs rising to the first floor and a cupboard under the stairs. The kitchen has a range of wall and base mounted units, part tiled walls, space for cooker, space and plumbing for a washing machine. Wall mounted gas fired boiler.

The Lounge is a bright double aspect room with windows overlooking the garden with a feature fireplace. On the first floor is the principal bedroom with a deep walk in in cupboard with a window and bedroom two also has a wardrobe. The bathroom serves both bedrooms and has part tiled walls with a cast iron bath with shower over, low level WC and wash hand basin.

A key feature is the large, level, and fully enclosed rear garden. This outdoor space is suitable for recreation or gardening and is laid to lawn and bordered by wooden fencing and a side access gate. It also includes a brick outbuilding, which can be used for storage.

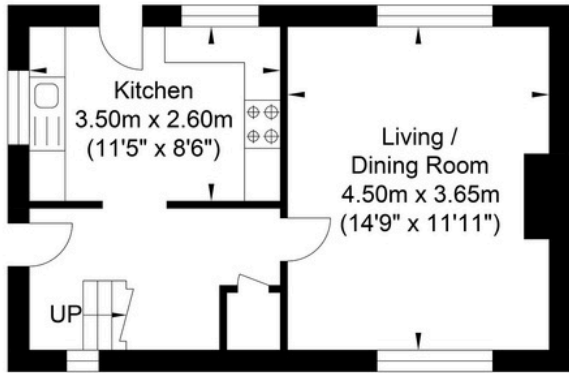
There is scope for further extension to the property, subject to obtaining the necessary planning permissions to the side of the property. A private driveway offers off road parking for a two vehicles.

The Location

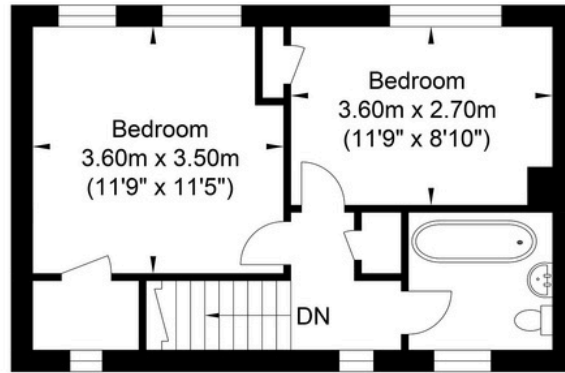
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



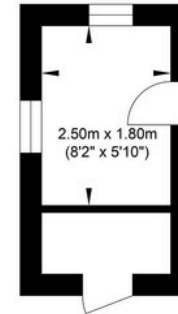
Queens Road, Lewes



Ground Floor
Approximate Floor Area
351.22 sq ft
(32.63 sq m)



First Floor
Approximate Floor Area
351.22 sq ft
(32.63 sq m)



Outbuilding
Approximate Floor Area
66.95 sq ft
(6.22 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 65.26 sq m / 702.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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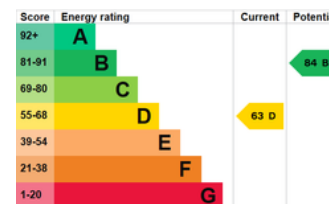
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Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - B



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