



Western Road, Lewes

**Lewes
Estates**

*** GUIDE PRICE £385,000 - £415,000 ***

A chance to acquire a well presented 2 bedroom timber framed character cottage dating back to 1710 in the historic county town of Lewes. This property offers a wealth of period features, a generous rear garden, a useful attic room, and is being sold with no onward chain.

Set in a wonderfully convenient location, there are many scenic walks in the South Downs National Park immediately from the property. A bus stop across the road offers frequent services to Brighton via the Universities, and a 10-15 minute walk will take you to both the town centre and the railway station which benefits from direct trains to Brighton (20 minutes) and London Victoria (1 hour).

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



A part glazed front door takes you into the sitting room which has a sash window with a view over the front garden, a cast iron fireplace with wooden surround, decorative wood panelling, neutral décor and hard wood floor. The doorway leads through to the kitchen which has various base units for storage, a free standing electric cooker, butler sink overlooking the rear garden and stairs to the first floor. From the kitchen you can access a small rear porch with inbuilt cupboard housing the boiler, and has space for a washing machine. Beyond the rear porch is the family bathroom which has a white suite comprising of bath with shower over, pedestal sink and low level WC.

Upstairs on the first floor, the main bedroom to the front is a good size double with brick fireplace and wooden floorboards. The second bedroom has a view over the rear garden, fireplace, and a staircase to the attic room. The attic space is light and bright and features a dormer window providing a lovely view to the rear making this a perfect extra space for home working or visiting guests.



Outside the front garden is contained by a white picket fence and has some established planting. There is a generous back garden with brick paved patio area, mature plants and a winding path to the access gate onto De Montfort Road. There are also two storage sheds included. The property is single glazed throughout and has been recently redecorated both internally and externally in neutral colours.

This home is being sold with no onward chain and viewing is highly recommended. Please contact our office to arrange your appointment.

- 2 Bedroom Timber Frame Character Cottage
- Period Features
- Attic Room Perfect for Home Working
- Generous Back Garden with Rear Access
- Neutral Colours Throughout
- Viewing Highly Recommended
- Being Sold with No Onward Chain
- *** GUIDE PRICE £385,000 - £415,000 ***

draft





Approximate Gross Internal Area = 64.3 sq m / 692 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235282)

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



t: 01273 477377

e: sales@lewesestates.co.uk



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Suite 205C, Networks 4 Fisher Street, Lewes,
East Sussex, BN7 2DQ **t:** 01273 477377
e: sales@lewesestates.co.uk
www.lewesestates.co.uk