



De Montfort Terrace, De Montfort Road, Lewes, East Sussex, BN7 1RX
Asking Price £575,000

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Immaculate three bedroom, two bathroom house in De Montfort Terrace, Lewes. Contemporary kitchen/dining room, Ground floor bedroom and shower room and a south facing patio. Excellent location near town centre and transport links. Offered with no onward chain.

The Property

This superb three bedroom house on De Montfort Terrace, Lewes. Offered for sale with no onward chain, the property is in immaculate condition throughout, ensuring a smooth move for its new owners. Its prime location provides easy access to Lewes town centre, with its independent shops, cafes, and historic attractions, plus excellent railway and bus services.

Entrance hall and door opening into the useful ground floor bedroom with patio doors to the front and a large wardrobe. The en suite comprises of a shower room with fully tiled cubicle. The first floor opens into a stunning newly fitted kitchen/dining room with engineered Oak flooring. There are ample wall and base mounted units with a Silestone work surface on both sides providing space for food preparation. There are deep pan drawers, a full height pantry cupboards, integrated fridge/freezer, slimline dishwasher and integrated AEG washer dryer. Wall mounted Apha combi gas boiler supplies the central heating. Open shelving provides a stylish feature and sliding patio doors open onto the patio. This room is well designed, providing a comfortable and inviting environment for entertaining and is the heart of this home. This well appointed space is ideal for cooking and social gatherings, featuring high quality fixtures, integrated appliances, and generous storage. The sitting Room is to the front with a bay window offering a view across the town.

Upstairs, there are two well proportioned bedrooms. The main bedroom to the front has a full wall of wardrobes with ample storage space and a door opens to the en-suite which has a fully tiled shower cubicle, low level WC and wash hand basin. The family bathroom has attractively tiled floor and walls and has a bath with shower over and glass shower screen, low level WC and a wash hand basin with vanity unit below.

There is loft space approached from the landing via a ladder as the loft is part boarded.

One of the key features of this home is its south facing patio which is paved and offers a good degree of seclusion and has a rear access gate. This private outdoor space is perfect for al fresco dining, entertaining, or simply enjoying the sunshine.

The Location

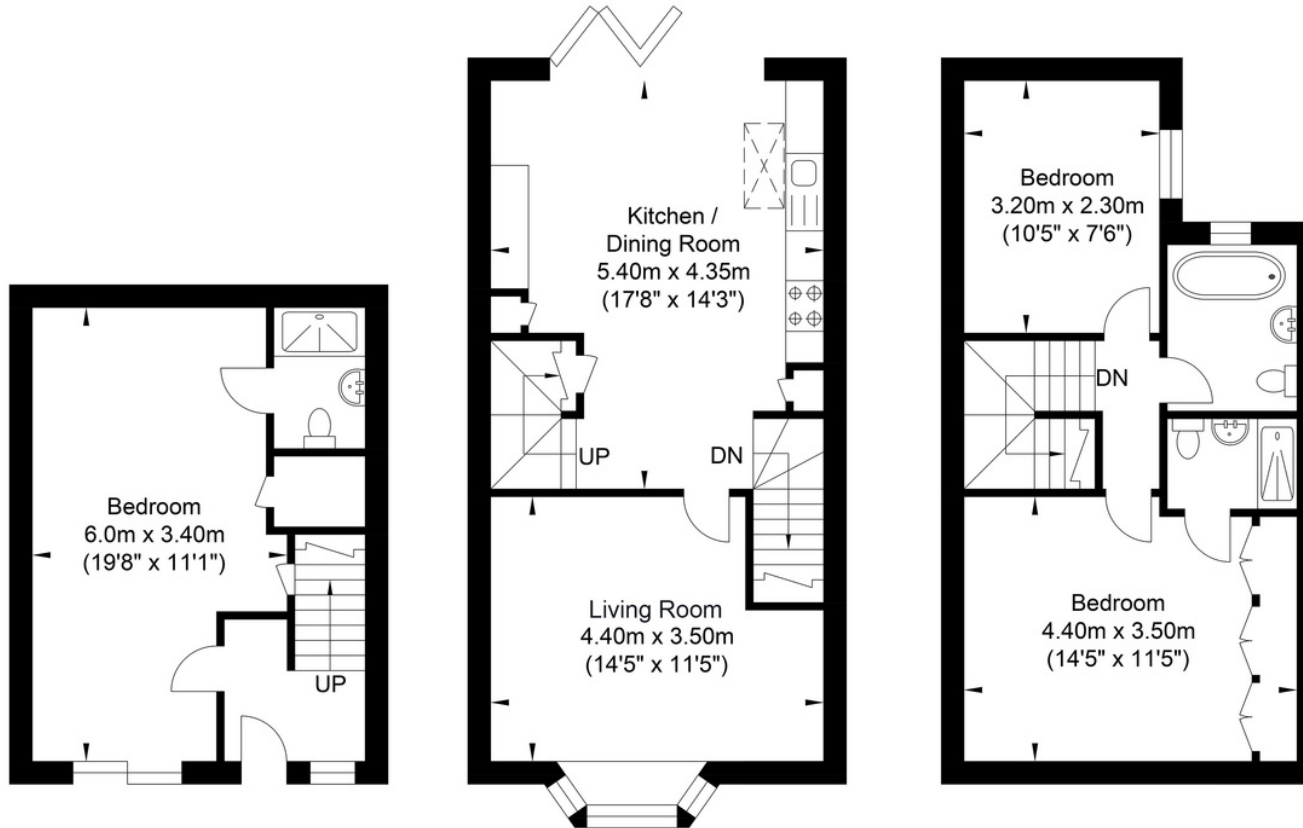
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops.

The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



Demontfort Terrace, Lewes



Ground Floor
Approximate Floor Area
284.16 sq ft
(26.40 sq m)

First Floor
Approximate Floor Area
426.25 sq ft
(39.60 sq m)

Second Floor
Approximate Floor Area
383.84 sq ft
(35.66 sq m)

Approximate Gross Internal Area = 101.66 sq m / 1094.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Freehold
Council Tax Band: D
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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