



£675,000 guide price

12 Fitzjohns Road, Lewes, East Sussex, BN7 1PS

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Overview...

We are extremely pleased to market this beautifully presented and converted 4-bedroom family home situated in the highly desired Wallands area of Lewes, close to the South Downs National Park and local primary school.

This stylish property has been recently renovated to create modern, sleek open plan living offering versatile accommodation.

Inside the property you're presented with a generously sized sitting room with feature cast iron fireplace, the open plan dining room/ kitchen is a great family space with a clearly incorporated breakfast bar and, direct access to the rear garden. A utility and integrated storage space with roller door completes the ground floor. On the first floor are three bedrooms with pretty views and a modern fitted family bathroom. On the second floor, a beautifully converted loft room with en suite bathroom.

Outside, the property boasts a garden with areas of patio and generous area of laid to lawn. There is a driveway providing ample off-street parking.



The property...

ENTRANCE HALL- Front door, stairs to first floor with cupboard under, engineered wood flooring and doors to principal rooms

SITTING ROOM- A good size room with front aspect double glazed bay window, overlooking the front garden, cast iron feature fireplace with tiled hearth

KITCHEN/DINING ROOM- A wonderfully light and airy room with space for a dining table and double glazed sliding doors providing direct access to the rear garden. The kitchen is fitted with a range of Shaker style wall and base cupboards and granite effect worktops, sink with adjacent swan neck mixer tap and rear aspect double glazed window above overlooking the rear garden. 5 ring gas hob with chimney style cooker hood above, integrated eye-level double oven, space for dishwasher. The kitchen cleverly incorporates a brick feature breakfast bar to seamlessly combine the spaces. Further storage from cupboards and door to-

UTILITY- Fitted panelled wall units with space for washing machine, fridge and freezer, double glazed door direct to the rear garden, door to-

CLOAKROOM/W.C.- White low level W.C., wash hand basin with tiled splashback

FIRST FLOOR LANDING- Side aspect double glazed window, wooden balustrade and stairs to second floor

BEDROOM- A super double room with expansive front aspect bay double glazed window

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden, fitted wardrobes

BEDROOM- A single room with front aspect double glazed windows overlooking the front of the property

BATHROOM- A modern fitted suite comprising a panel enclosed bath with shower attachment above and tiled surround, hand wash basin with mixer tap and set in vanity unit below, wc and rear aspect windows





Property and Outside...

BEDROOM- On the second floor, a beautifully converted loft now boasts a stunning double bedroom with double glazed front and rear Velux windows providing pretty, far-reaching views, there is ample storage space in the panelled eaves, and features a-

EN SUITE- Panelled enclosed bath with shower above, pedestal had wash basin, wc, Velux window with tiled walls and flooring

FRONT OF PROPERTY- A block paved drive provides ample off-street parking with an area of laid to lawn surrounded by mature hedges and trees for privacy, and gated side access to the rear garden

STORAGE SHED- With roller door to the front, and boasting power and light, this integrated space is ideal for storage or as a home studio or other creative pursuits

REAR GARDEN- A deceptively generous garden with pretty far-reaching views, boasting an area of paved patio at the rear of the property, a great space for entertaining and alfresco dining. On a lower level is a plentiful area of well-maintained laid to lawn complemented by established borders. The garden is furthered by a lower level to the rear that leads to a gravel and lawn laid area with a storage shed.





Location...

Fitzjohns Road is a popular road in the highly desirable Wallands area of Lewes. The property occupies an elevated position overlooking the South Downs National Park behind the nearby Nevill area with local convenience shop and recreation field with children's playground.

The entrance to the South Downs National Park can be found a short walk away at the end of the road, via Gundreda Road and Hill Road and the High Street is just an 15-minute walk (source Google Maps).

Lewes High Street offers many individual shops, restaurants and public houses, together with local outdoor swimming pool, leisure centre and the Depot Cinema which offers local food and drink 7 days a week.

Lewes mainline Railway station offers regular direct services to London, Brighton and Gatwick.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is proud to host many sports clubs including football, rugby, tennis, gold, bowls, cricket, stoolball, cycle and athletics to name a few.

Tenure - Freehold

Gas central Heating

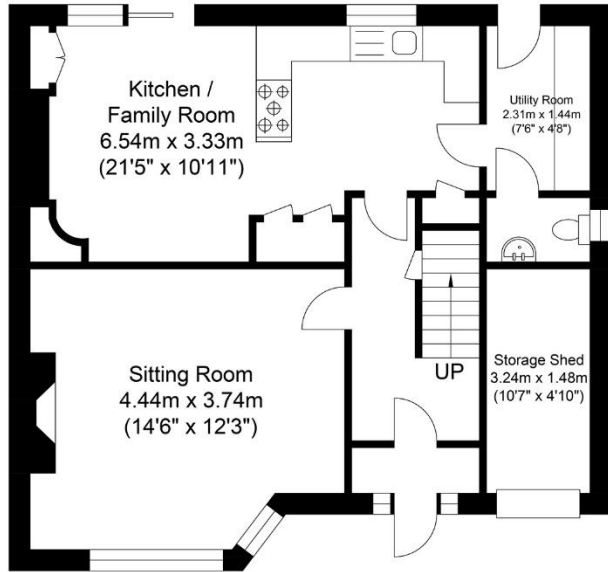
Double Glazing.

EPC Rating - C

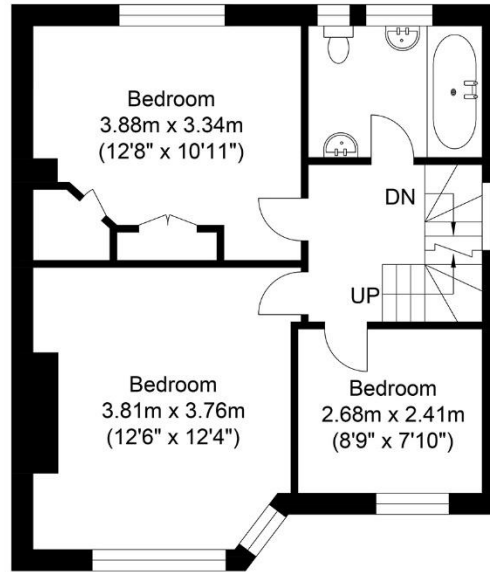
Council Tax Band - D

Viewing recommended

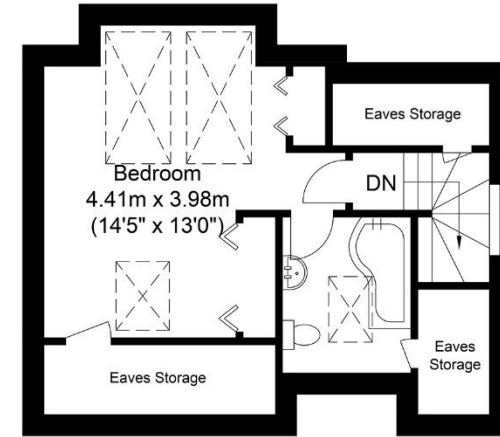




Ground Floor
Approximate Floor Area
588.14 sq ft
(54.64 sq m)



First Floor
Approximate Floor Area
477.37 sq ft
(44.35 sq m)



Second Floor
Approximate Floor Area
333.78 sq ft
(31.01 sq m)



Approximate Gross Internal Area = 130.0 sq m / 1399.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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