

**TO LET**



**Fitzgerald Road, Lewes**  
**£1,950 pcm**

  
**MARTIN&CO**

## Fitzgerald Road, Lewes

Semi-Detached House,  
3 bedroom, 1 bathroom

£1,950 pcm

Date available: Now

Deposit: £2,250

Council Tax band: D

- Three-bedroom Semi-detached Property
- Private Rear Garden
- Three Good-sized Bedrooms
- Driveway
- Garage

A well-presented three-bedroom semi-detached home situated in a popular Lewes location. The property benefits from spacious accommodation throughout, garage, and a great-sized patio garden ideal for outdoor entertaining and family living. Conveniently located close to local amenities, schools, and transport links, this property makes an excellent family home in a highly sought-after area.



Available Date - NOW

Holding Deposit - £450.00

Rent - £1950pcm

Deposit - £2250

Council Tax Band – 'D'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

Mobile Signal Coverage – (According to Ofcom)

EE: Good outdoor & variable in home

O2: Good outdoor & in home

Three: Good outdoor & in home

Vodafone: Good outdoor & in home

Parking - Driveway

#### ENTRANCE HALL

**LOUNGE** 10' 11" x 13' 1" (3.34m x 3.99m) A spacious open-plan lounge/diner offering a bright and versatile living space, with ample room for both relaxing and dining. The layout provides a comfortable and sociable environment, ideal for everyday living and entertaining.

**DINING ROOM** 13' 1" x 9' 7" (3.99m x 2.93m)

**KITCHEN** 7' 5" x 9' 6" (2.27m x 2.92m) A well-presented kitchen fitted with a range of wall and base units, offering ample worktop and storage space.

**SUNROOM** 7' 11" x 9' 6" (2.42m x 2.92m) A bright and versatile sunroom located just off the kitchen, providing an excellent additional living or dining space filled with natural light. With direct access to the east-facing garden.

**UTILITY ROOM**

**FIRST FLOOR**



MASTER BEDROOM 10' 11" x 13' 0" (3.34m x 3.98m) A generously sized master bedroom, offering a bright and comfortable space with the added benefit of built-in wardrobes providing excellent storage.

BEDROOM TWO 9' 7" x 13' 1" (2.93m x 3.99m) A good size double bedroom.

BEDROOM THREE 9' 10" x 14' 11" (3.02m x 4.55m) A spacious and characterful third bedroom, featuring a quirky room shape that adds charm and individuality to the space. The room also benefits from a built-in wardrobe.

BATHROOM 8' 6" x 6' 1" (2.60m x 1.87m) A contemporary bathroom featuring a white suite, complete with a separate shower enclosure and a bath.

OUTSIDE A generous east-facing patio garden complemented by a variety of mature shrubs that provide greenery, privacy, and character throughout the garden.

GARAGE 9' 6" x 15' 7" (2.91m x 4.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

