

£175,000-£195,000 guide price

56 Stansfield Road, Lewes, East Sussex, BN7 2SL

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The property…

We are pleased to market for sale this 1 bedroom ground floor flat in the popular Stansfield Road. This well-proportioned home would now benefit from some updating but boasts spacious accommodation featuring front aspect living room and bedroom, a fitted kitchen and bathroom with further storage spaces. The property is surprisingly close to the town centre at just 15-minute walk (source Google Maps), and within walking distance of local schools, convenient store and pretty countryside walks.

ENTRANCE HALL– Doors to principal rooms and storage cupboard

LIVING ROOM– Measuring a generous 14'9ft x 10'5ft with expansive front aspect double glazed window overlooking the front of the property, cupboard housing boiler

KITCHEN- Comprising a range of fitted Shaker style wall and base units with a contrasting granite effect work surface, wash basin with generous rear aspect double glazed window above, overlooking the garden and filling the room with natural light. 4 ring gas hob with integrated oven below and chimney style cooker hood above, tiled surround; space for washing machine and fridge freezer.

BEDROOM- Great size double bedroom with front aspect double glazed windows flooding the room with natural light, overlooking the front of the property

BATHROOM- Fitted with a panel enclosed bath with shower above, tiled surround and glass screen, hand wash basin with mixer tap, wc, chrome heated towel rail and obscured windows

STORE- A generous storage cupboard accessible from the communal entrance

COMMUNAL GARDEN- To the rear of the property a generous space, laid to lawn, fence enclosed, featuring a pretty pagoda to the rear.















Outside and Location…

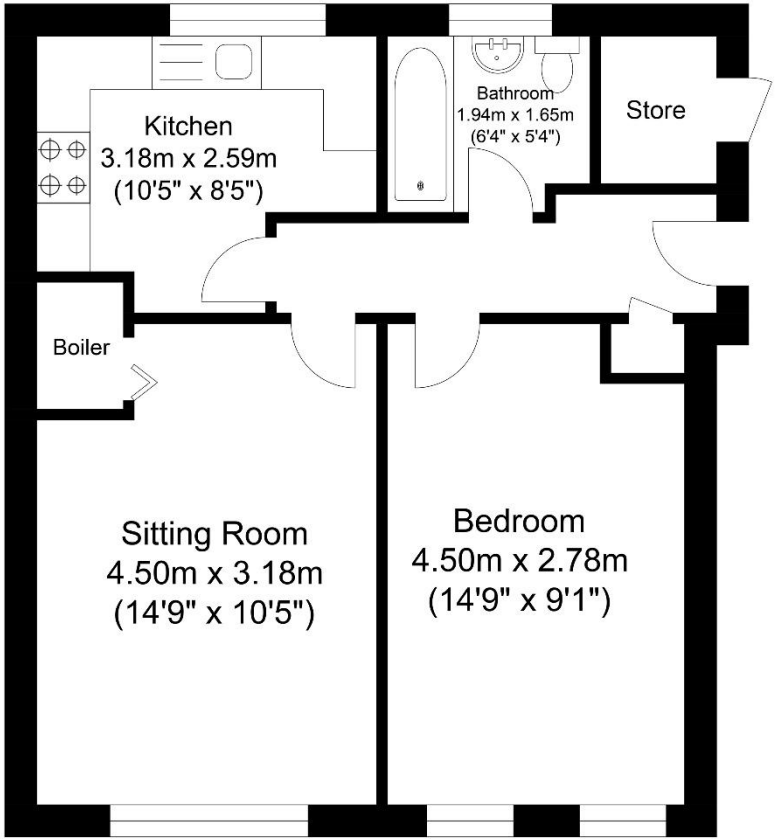
Stansfield Road is located at the edge of the Landport estate which benefits from surprisingly easy and close access to the town centre at just a 15-minute walk away (source Google Maps).

The Landport area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Tenure – Leasehold
Gas Central Heating – Double Glazing
EPC Rating – C
Council Tax Band – A

Ground Rent - £10 pa
Maintenance charges – apx £501 pa
Lease remaining – apx 101 years



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Approximate Floor Area
477.37 sq ft
(44.35 sq m)

Approximate Gross Internal Area = 44.35 sq m / 477.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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