



De Montfort Road, Lewes

Lewes Estates is delighted to offer for sale a well presented two bedroom Victorian terraced house, with accommodation arranged over four floors situated on a quiet street within easy walking distance of Lewes town centre. The property benefits from a good size rear garden, far reaching views 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 easily accessed from the property. A bus stop close by offers frequent services to Brighton via the Universities and a 15 minute walk will take you to both the town centre and the railway station which benefits from direct trains to Brighton (in 20 minutes) and London Victoria (in 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.



On the ground floor you enter into the first reception room featuring a decorative cast iron fireplace, with stairs ascending to the first floor and door to inner lobby with stairs descending to the lower ground floor. The second reception room/bedroom overlooks the garden and this room features a wood burning stove.

On the lower ground floor there is a fitted kitchen with light well to street level, wall and base units and space for free standing cooker. There is also a slimline dishwasher, free standing half height fridge and free standing half height freezer. The kitchen opens to the dining room which provided access to the garden via a stable door. There is additional storage under the stairs, and in the chimney recesses. Terracotta floor tiles feature in both these rooms.

The garden has a paved patio area, lawn and further hard standing. The boundaries are both flint and close board fence.

Upstairs on the first floor you will find a double bedroom with a window to the front and wooden flooring. The spacious bathroom has a white suite comprising of bath with shower over, wash hand basin set into vanity and low level WC. A large built in cupboard houses stacked washing machine and space for tumble dryer. There is a further storage



cupboard. The bathroom also benefits from underfloor heating and heated wall mounted towel elements.

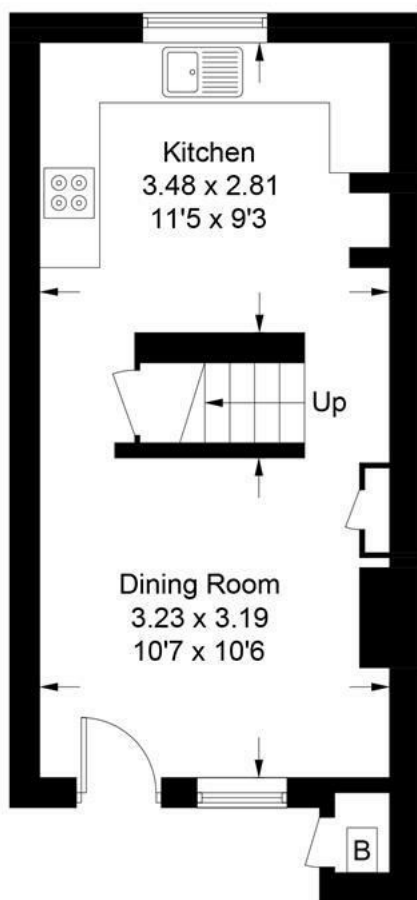
On the second floor there is the double bedroom with dormer window at the back providing lovely elevated views.

Viewing is highly recommended. Please contact our office today to arrange your appointment.

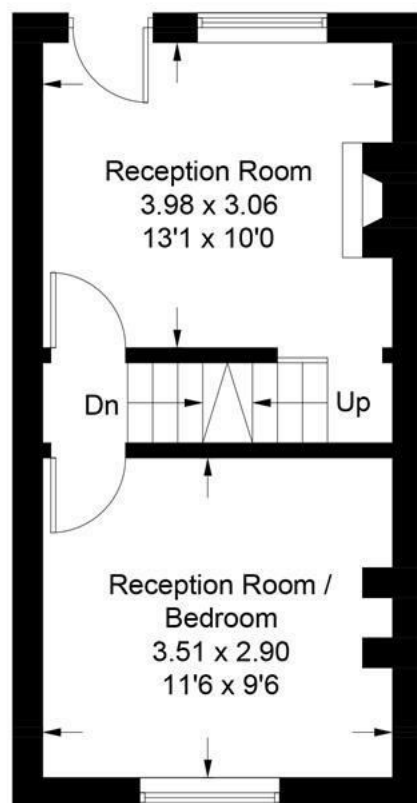
- Mid Terrace Victorian House
- Accommodation over Four Floors
- Two Double Bedrooms
- Two / Three Reception Rooms
- Character Features
- Original Floorboards and Terracotta Tiles
- Good Size Garden
- Far Reaching Views
- Being Sold with No Onward Chain

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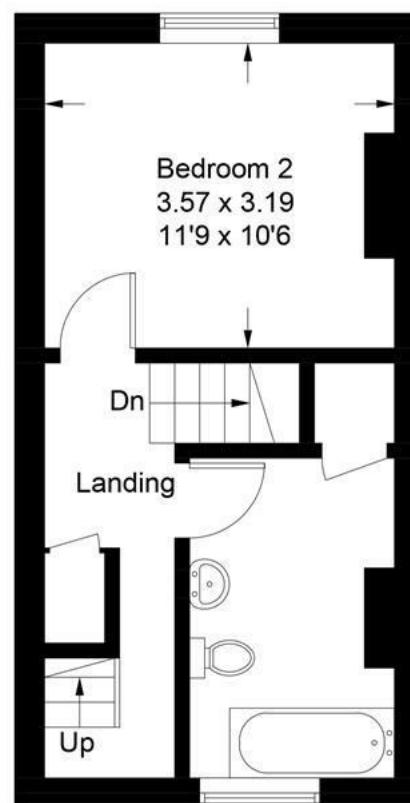




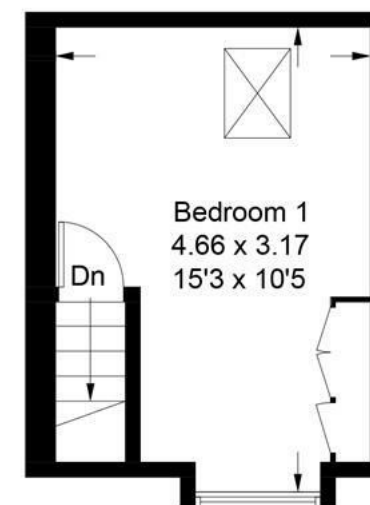
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 92 sq m / 990 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273922)



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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.



**Lewes
Estates**

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