

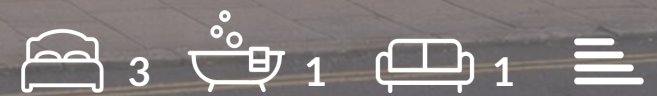


OAKFIELD



Western Road, Lewes, BN7 1RS

Auction Guide £295,000



## Western Road, Lewes, BN7 1RS

A fantastic opportunity to acquire a three bedroom period home in one of Lewes' most sought-after central locations, offering huge potential for modernisation and value improvement.

Situated on the ever-popular Western Road, this characterful home is arranged over three floors and offers a flexible layout ideal for buyers looking to create something bespoke.

The ground floor provides a generous through living and dining room, along with a separate kitchen, while the upper floors offer three bedrooms, including a top floor room which could serve well as a bedroom, home office or occasional guest space.

The property requires full modernisation, offering excellent scope to update, reconfigure and add value. A private rear garden provides further potential for landscaping.

Western Road is a sought-after central Lewes location, a short walk from the High Street's shops, cafes, restaurants and pubs. The mainline station offers easy links to London, Brighton and Gatwick, with good local schools and countryside walks nearby.

Offered to the market with no onward chain, this is a rare chance to secure a period home with genuine scope in a prime Lewes setting.

The property will be offered online in a Modern Method of Auction which is operated by the Auctioneer in association with the Partner Agent.

You will need an Auction Pack, and we can provide this for you on a No Sale, No Fee basis, meaning that you only pay for the Auction Pack if your property sells. If a sale is achieved, you will make a total payment of £495.00 (inclusive of VAT). The Buyer pays a non-refundable Buyer Reservation Fee of 4.5% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer may consider the Reservation Fee within the total amount they wish to pay for the property.





**Living Room**

22'4" x 11'0" (6.81m x 3.35m)

**Kitchen**

9'0" x 7'4" (2.74m x 2.24m)

**Bedroom**

13'0" x 10'0" (3.96m x 3.05m)

**Bedroom**

11'0" x 10'4" (3.35m x 3.15m)



**Bedroom**

8'1" x 7'0" (2.46m x 2.13m)

**Bathroom**

7'0" x 5'1" (2.13m x 1.55m)

**Council Tax Band C - £2,449.93 Per Annum**



## Floor Plan

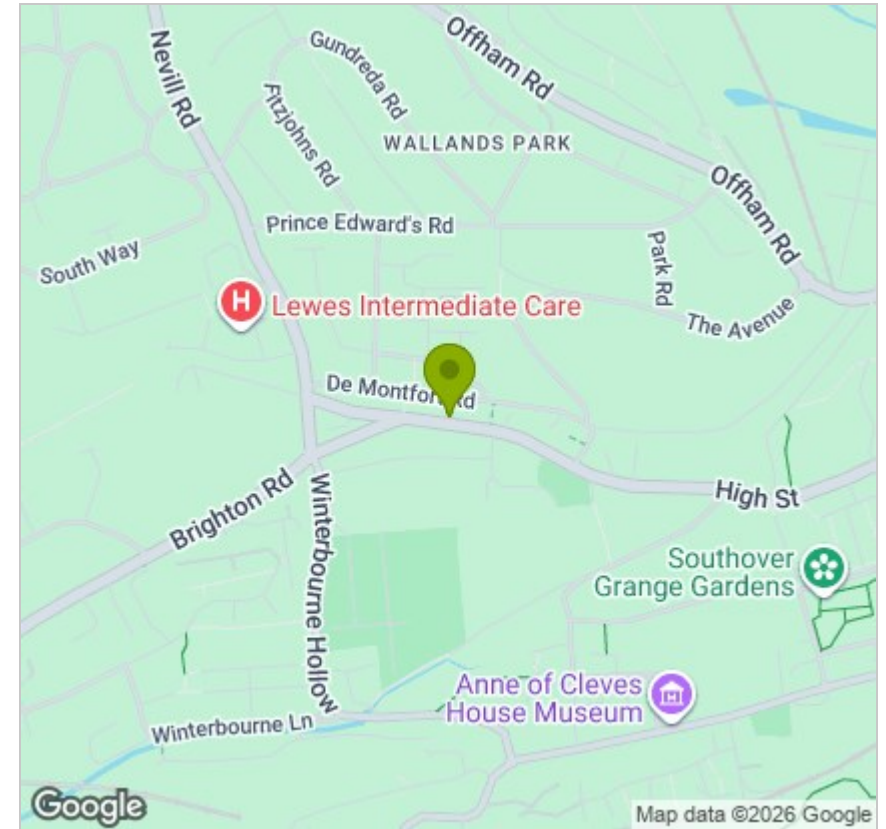


## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

