



OAKFIELD



Western Road, Lewes, BN7 1RJ

Price Guide £325,000



Western Road, Lewes, BN7 1RJ

GUIDE PRICE £325,000 - £335,000

Situated on ever-popular Western Road, this charming end-of-terrace cottage perfectly captures the character and individuality that Lewes has to offer. Thoughtfully improved by the current owner, the property offers beautifully presented accommodation alongside a number of clever additions that maximise both space and practicality.

The cosy sitting room with a log burner-oven provides a welcoming heart to the home, with glass panel flooring that looks down into the cellar/snug below. The characterful wide floorboards are a charming feature, reinforcing the home's traditional cottage feel. The kitchen offers an attractive and practical space for everyday living.

A notable feature of the property is the cellar/snug which has been transformed into a cosy retreat. Ideal as a reading room, meditation space, hobby room, work space or simply somewhere to relax and unwind, it provides a unique and versatile addition rarely found in homes of this size.

Upstairs, the generous double bedroom has been cleverly adapted to incorporate a fitted wardrobe, creating excellent storage whilst maintaining a bright and spacious feel. The bathroom is light, bright and well presented with a fresh white suite.

Further benefits include a lit boarded loft, providing exceptional storage space. Outside, the sunny south facing, 40 feet (12 meter) rear garden enjoys a private feel, attractive high flint walling and useful rear access, creating a wonderful outdoor space to enjoy throughout the year.

Positioned at the top of Lewes High Street, the property is just a short walk from the town's independent shops, cafés, pubs, restaurants, mainline railway station and the South Downs.

An ideal first-time purchase, someone downsizing, rental investment, holiday home or lock-up-and-leave property, offering character, convenience and a quintessential Lewes lifestyle.





Living/Diner
16'4" x 9'5" (4.98m x 2.87m)

Kitchen
6'00" x 8'5" (1.83m x 2.57m)

Bedroom
9'7" x 9'5" (2.92m x 2.87m)

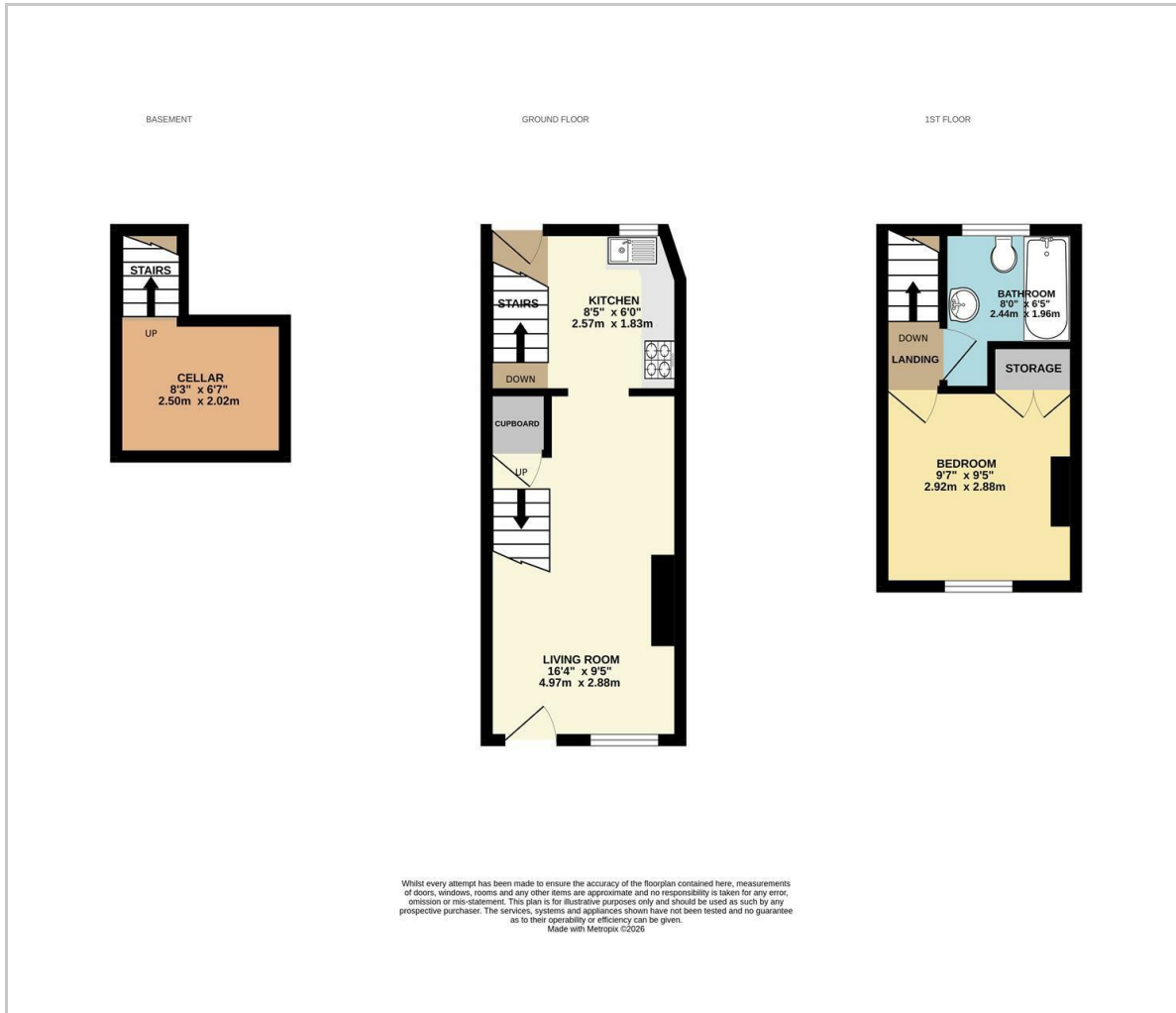
Bathroom
8'00" x 6'5" (2.44m x 1.96m)

Cellar
8'3" x 6'7" (2.51m x 2.01m)

Council Tax Band B - £2,143.69 Per Annum



Floor Plan

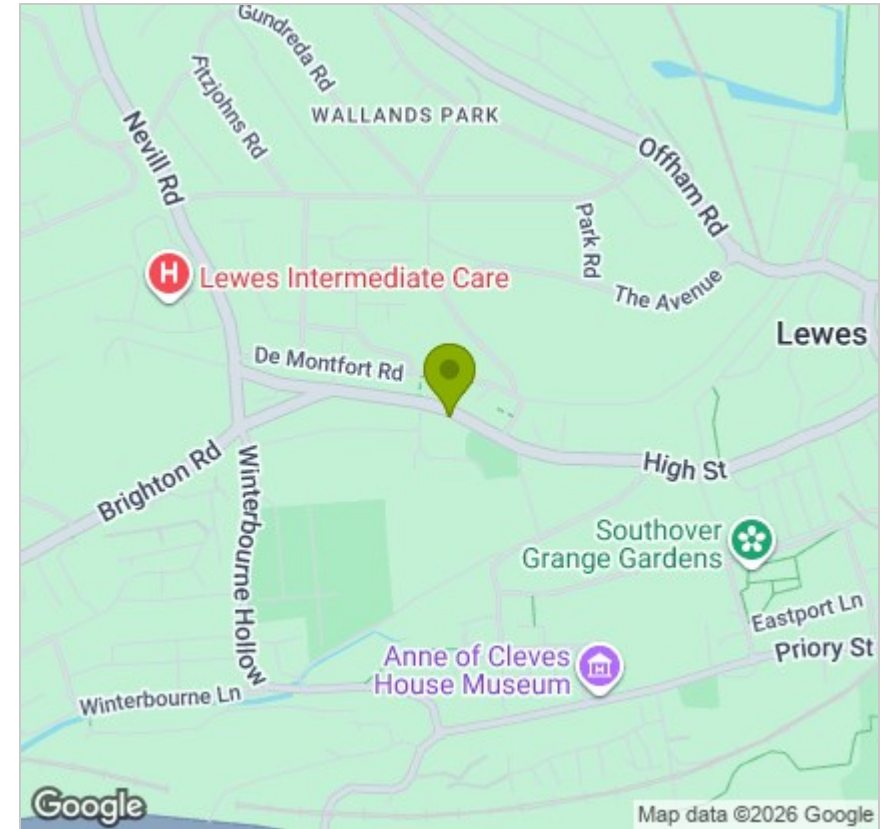


Viewing

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

