



OAKFIELD



Western Road, Lewes, BN7 1RJ

Price Guide £325,000



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GUIDE PRICE £325,000 - £335,000

CHAIN FREE!

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)

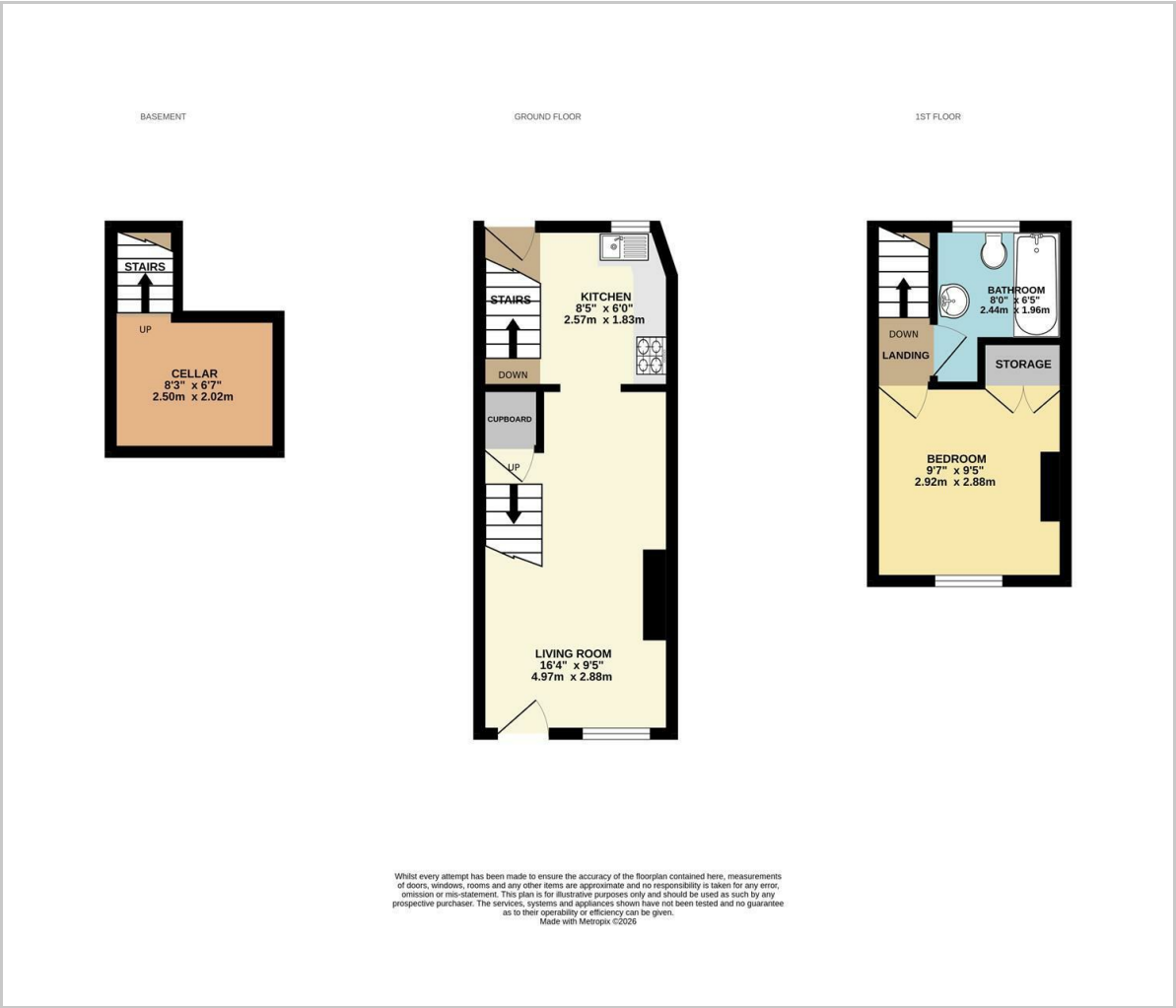
Bathroom
8'00" x 6'5" (2.44m x 1.96m)

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

Council Tax Band B - £2,143.69 Per Annum



Floor Plan

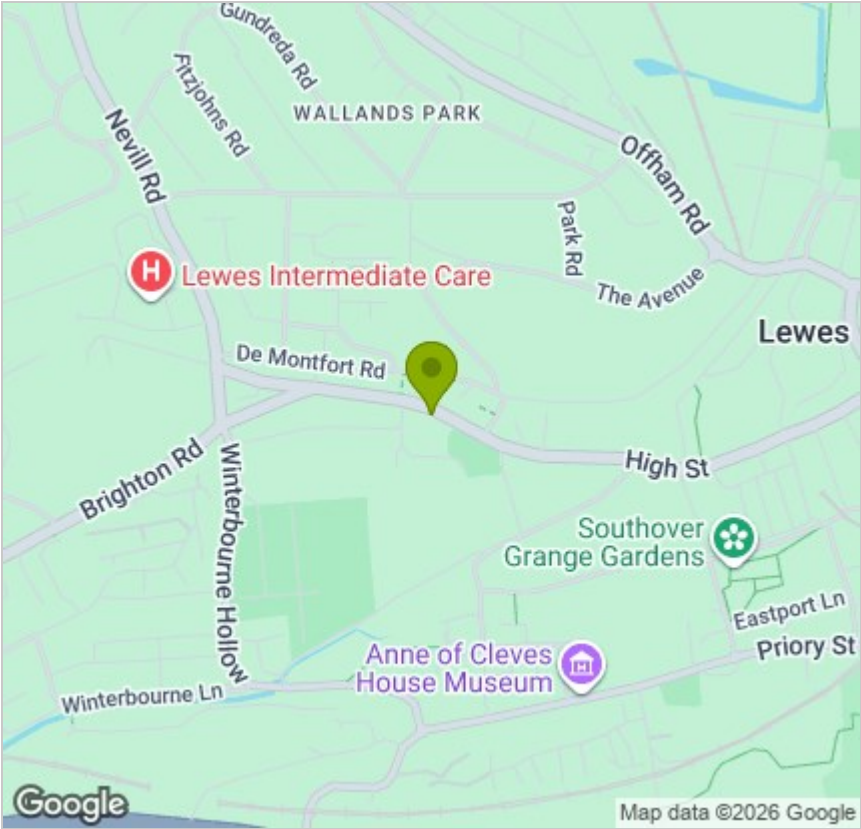


Viewing

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

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Area Map



Energy Efficiency Graph

