

Valence Road, Lewes, BN7 1SL

Price Guide £450,000

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*** GUIDE PRICE £450,000 - £500,000 ***

A characterful three bedroom semi-detached home, tucked away within a quiet cul-de-sac and conveniently positioned for Lewes town centre, the mainline railway station and access to the surrounding South Downs.

The ground floor accommodation includes an entrance hall leading into a well-proportioned living room with a bay window to the front. To the rear is the fitted kitchen, along with the family bathroom and useful built-in storage.

Upstairs, the first floor provides three bedrooms, including two particularly well-proportioned double bedrooms and a third bedroom suitable as a single bedroom, nursery or home office.

Outside, the property benefits from gardens extending around the front, side and rear. The rear garden incorporates original brick paving alongside timber and planted areas, creating an attractive and individual outside space. There is also side access and a timber garden shed.

A particular feature of the garden is the spacious detached summer house/garden cabin. Insulated and benefiting from power and lighting, it provides a versatile additional space ideal for home working, a studio, hobby room or playroom.

Valence Road is well placed for both the town and countryside, with Lewes town centre and mainline railway station within easy reach. Nearby footpaths provide access towards the South Downs, while a local convenience store is also close by.

























Living Room
13'7" x 10'5" (4.14m x 3.18m)

Kitchen
10'3" x 8'7" (3.12m x 2.62m)

Bedroom One
12'3" x 10'8" (3.73m x 3.25m)

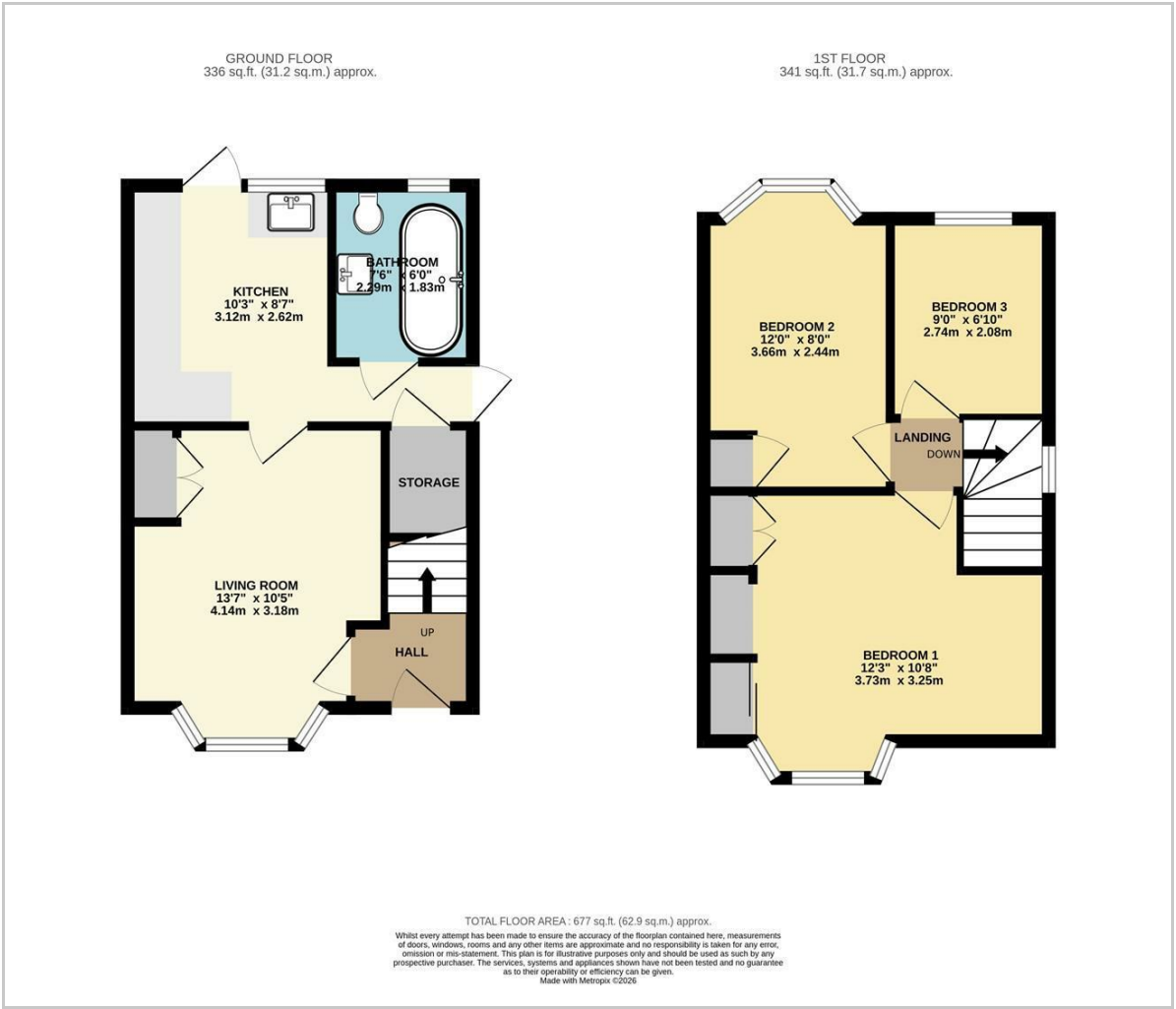
Bedroom Two
12'0" x 8'0" (3.66m x 2.44m)

Bedroom Three
9'0" x 6'10" (2.74m x 2.08m)

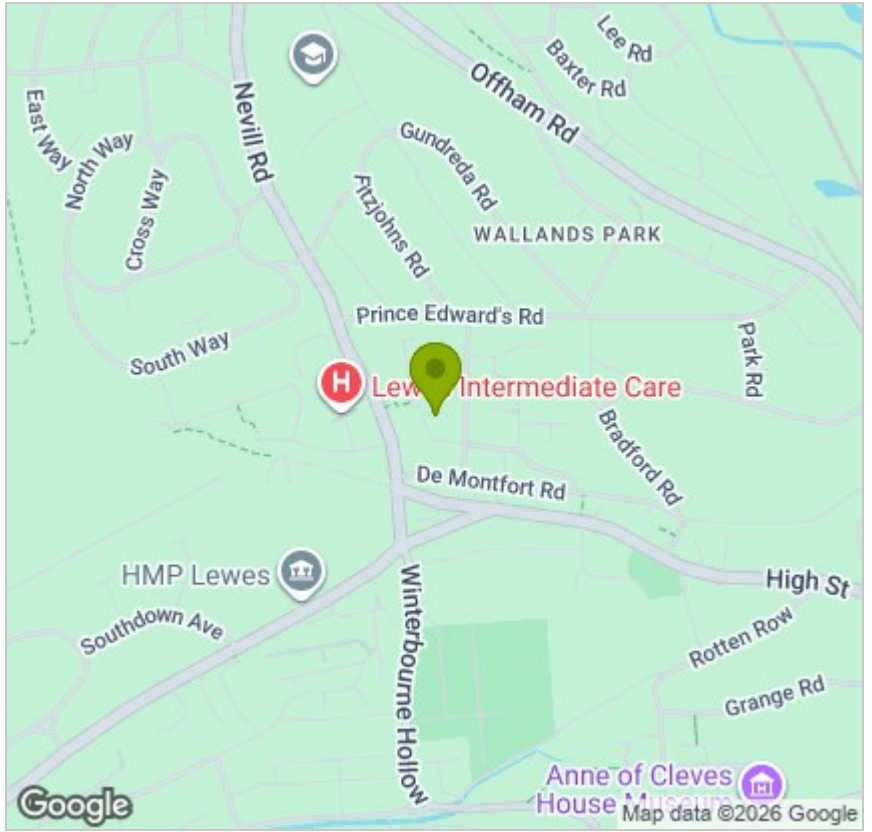
Bathroom
7'6" x 6'0" (2.29m x 1.83m)

Council Tax Band C - £2,449.93 Per Annum

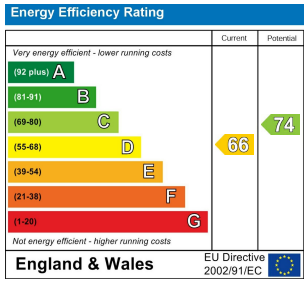
Floor Plan



Area Map



Energy Efficiency Graph



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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