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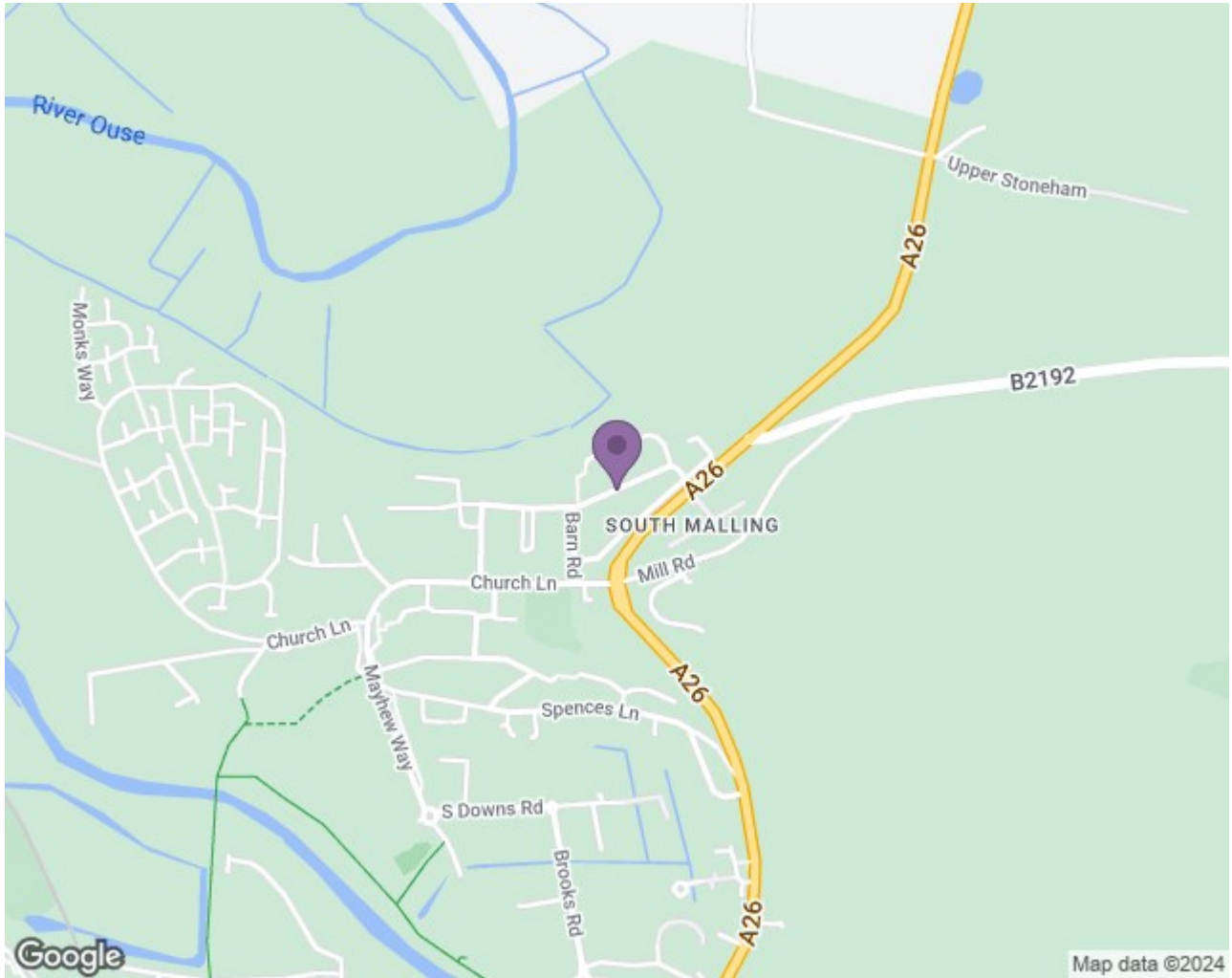
**Queens Road, Lewes, East Sussex, BN7 2JE**



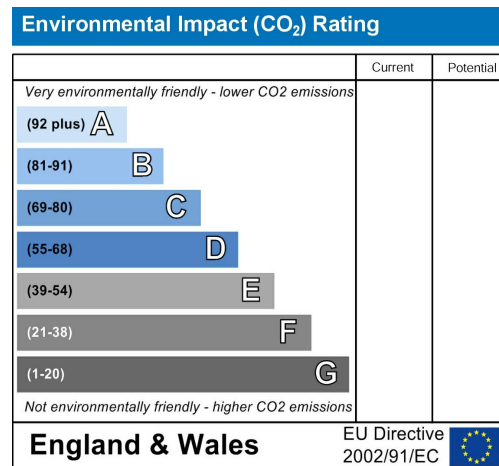
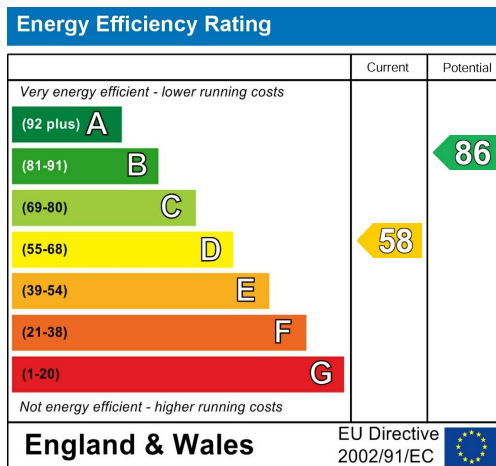
**£338,950**



## Location Map



## Energy Performance Certificate



**Brighton & Hove City Office**  
Residential Sales & New Homes

T 01273 688881  
E [brighton@oakleyproperty.com](mailto:brighton@oakleyproperty.com)

**Shoreham-by-Sea Office**  
Residential Sales,  
Lettings & New Homes

T 01273 661577  
E [shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

**Lewes Town & Country Office**  
Residential Sales,  
Lettings and New Homes

T 01273 487444  
E [lewes@oakleyproperty.com](mailto:lewes@oakleyproperty.com)

**The London Office**  
Residential Sales

T 020 839 0888  
E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

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- No chain
- Double aspect lounge
- Good size front and rear garden
- Useful store room

- Two double bedrooms
- Kitchen/breakfast room
- Off-road parking
- EPC - D



## The Property

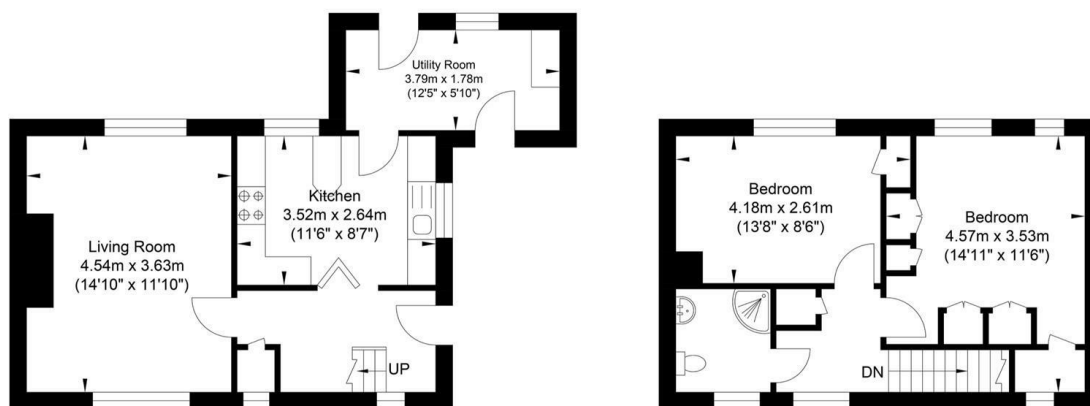
A two bedroom semi detached property located in the popular Malling area of Lewes. The house has two double bedrooms, shower room, double aspect lounge, kitchen/breakfast room, utility/store room. The front and rear garden is of a good size and it has the benefit of one off-road parking space.

## The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

## Floor Plan

# Queen's Road, Lewes



Ground Floor  
Approximate Floor Area  
428.61 sq ft  
(39.82 sq m)

First Floor  
Approximate Floor Area  
354.24 sq ft  
(32.91 sq m)

Approximate Gross Internal Area = 72.73 sq m / 782.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Canopied entrance porch- with part glazed front do

Entrance hall with stairs leading to the first floor. Understairs storage cupboard with small window.

### Lounge

double aspect room with windows to the front and rear, fitted gas fire with shelving over. Central ceiling light and fan.

### Kitchen

fitted with a range of units with worksurface extending to incorporate a stainless steel sink unit with mixer taps. Inset electric hob, electric oven, extractor hood over. Plumbing and space for washing machine, plumbing and space for dishwasher. Part tiled walls and a window to the side and rear.

### Storage room

with door to back garden, range of units and door to the front garden.

First floor Landing with hatch access to the loft, window to the front offering pleasant views of the countryside.

### Bathroom

fitted with a shower cubicle, pedestal wash hand basin, low level W/C and fully tiled walls. Airing cupboard housing hot water cylinder with shelving over.

### Bedroom 1

Two windows overlooking the rear garden and deep cupboard housing Worcester gas fired boiler, further shelving, fitted wardrobes to two walls with matching drawers and bedside cabinets.

### Bedroom 2

window overlooking the rear garden and storage cupboard.

### Rear garden

with large paved patio and steps up to lawn area with feature retaining wall. The rear garden is fully enclosed with wooden fencing and mature hedging.

Front garden  
principally laid lawn.

Allocated off-road parking space.

Tenure: Freehold



**T: 01273 487444**