



**De Montfort Road, Lewes, East Sussex, BN7 1SS**  
Asking Price £395,000



# De Montfort Road, Lewes, East Sussex, BN7 1SS

Four storey two bedroom period home on popular De Montfort Road with versatile living accommodation and rear patio garden.

## The Property

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Arranged over four floors this centrally located period home offers versatile living accommodation. The property opens into a reception hall with ample space for office area. Also on the ground floor is a living room with elevated views across Lewes. Stairs from the reception hall lead down to a kitchen breakfast room with space for table and chairs leading on to a fitted kitchen. Back doors open on to a fenced rear patio garden with space for garden furniture and entertaining. The first floor offers a double bedroom over looking the front of the property and a shower room. On the top floor is a further double bedroom.

## The Location

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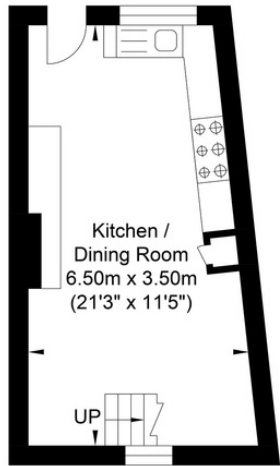
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.



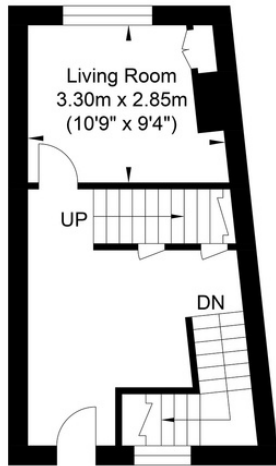




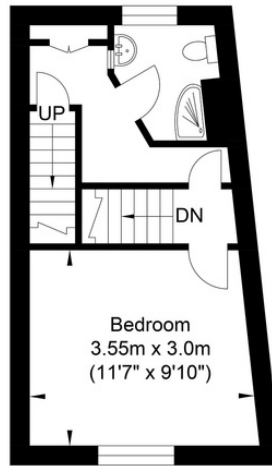
# De Montfort Road, Lewes



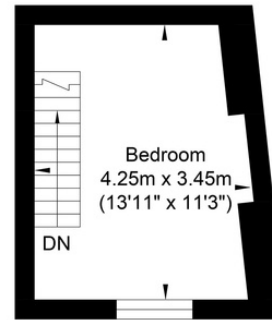
Lower Ground Floor  
Approximate Floor Area  
223.88 sq ft  
(20.80 sq m)



Ground Floor  
Approximate Floor Area  
223.88 sq ft  
(20.80 sq m)



First Floor  
Approximate Floor Area  
223.88 sq ft  
(20.80 sq m)



Second Floor  
Approximate Floor Area  
151.87 sq ft  
(14.11 sq m)



Approximate Gross Internal Area = 76.51 sq m / 823.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Agents Notes  
Tenure: Freehold  
Council tax: Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	80   C
39-54	E		
21-38	F		
1-20	G		

