



Prince Edwards Road, Lewes, East Sussex, BN7 1BD

Asking Price £1,150,000

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Bright and spacious well presented 4 bedroom family home in popular Wallands area of Lewes with parking, garage and views of the Castle.

The Property

Ideally positioned in the Wallands area of Lewes this family home has been extended and offers well-proportioned accommodation with open and expansive living space.

The raised front garden path leads to the front door which opens into the ground floor hallway. To the front of the property is a bright and airy bow fronted living room with stripped wooden floors and alcove storage. The living room opens through to a fully fitted modern and contemporary kitchen with a breakfast bar. The kitchen continues with steps down to a dining area with roof light. Double doors from the kitchen dining area lead out to the rear garden. The ground floor also offers a ground floor w/c and study room which would make an ideal guest room.

The first floor has three bedrooms and a family bathroom. The front bedroom has picture windows with a door leading to a beautiful balcony overlooking Prince Edwards Road. The bedroom to the side of the house is a good size and has stairs leading to a useful storage space which also interlinks from the main landing. The third room has fitted storage and views from the rear of the house.

Stairs raise to the top floor bedroom which is dual aspect with excellent eaves storage and double doors opening on to an impressive glass panelled balcony with stunning far-reaching views across Lewes towards the Castle.

The living space leads out on to a raised decked terrace ideal for BBQ's and entertaining with steps down to a further garden area. Steps also lead to the side of the property where there is a lawned area of garden (potential for further car parking space) that leads to the drive and good size garage.

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 offers 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 and third 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.

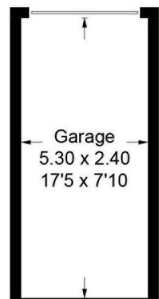


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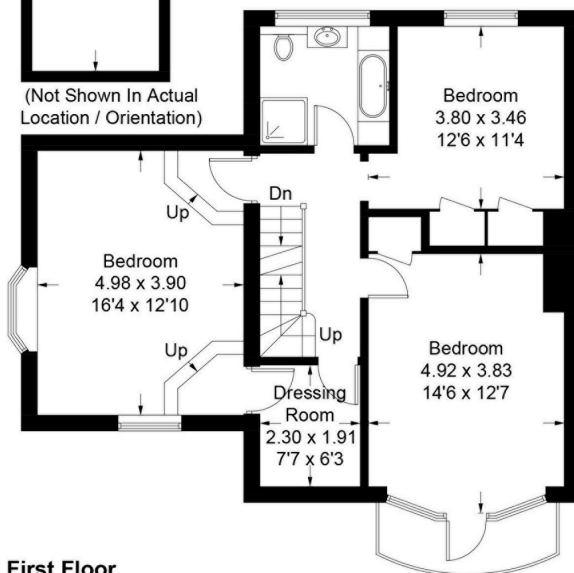
Approximate Gross Internal Area = 184.4 sq m / 1985 sq ft
(Including Eaves)

Garage = 12.7 sq m / 137 sq ft

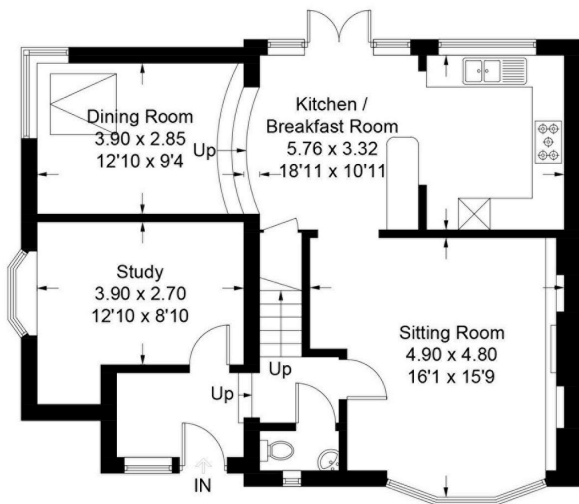
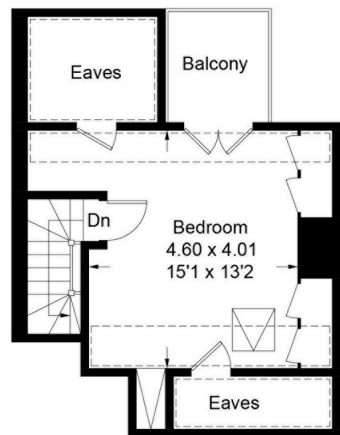
Total = 197.1 sq m / 2122 sq ft



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor



Oakley

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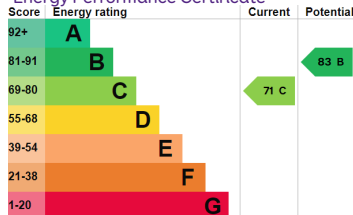


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Agents Notes
Tenure: Freehold
Council Tax Band: F

Energy Performance Certificate



Please note:

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