



£400,000 - £425,000 guide price

40 DeMontfort Road, Lewes, East Sussex, BN7 1SS

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The property...

A super two bedroom end of terrace period cottage with lovely southerly facing patio garden. Offered in great condition throughout, the property was re-roofed earlier this year and boasts a modern fitted kitchen, bathroom with shower cubicle, stripped and varnished floors, double glazing and gas fired central heating.

ENTRANCE VESTIBULE- Tiled steps and part glazed front door, door to-

LOUNGE/DINING ROOM- A super dual aspect room with front aspect double glazed bay window and matching double glazed window overlooking the rear garden, stairs to the first floor with recess under, decorative fireplace housing a cast iron gas fired stove (not connected), stripped a varnished wood floorboards, door to-

KITCHEN- Refitted range of grey flush fronted units with contrasting worktops, inset sink with adjacent mixer tap, 4 burner gas hob with oven below and cooker hood over, spaces for fridge freezer and washing machine, dual aspect double glazed windows overlooking the rear garden with part double glazed door.

FIRST FLOOR LANDING

BEDROOM- A super double room with front aspect double glazed bay window offering views over Lewes, double wardrobe cupboard, stripped and varnished floorboards.

BEDROOM- Rear aspect double glazed window.

BATHROOM- Refitted with period style white suite comprising a corner shower cubicle, panel enclosed bath with period style mixer tap, pedestal wash hand basin with matching taps, low level W.C., chromed towel rail, obscured double glazed window.





Outside and Location...

PATIO GARDEN- A lovely southerly facing garden, predominantly decked with raised beds and gated side access.

De Montfort Road is a sought after conservation area located on the edge of the historic Lewes town centre with access to the South Downs National Park found at the end of the road via Spital Road and The Gallops. At the other end of the road we find access to Baxters Field, a public green space and recreation field. A local convenience shop is also within a short walk located at Leicester Road and Lewes High Street is just a 9 minute walk away (Source Google Maps)

Lewes Mainline Railway Station is just a few minutes further and offers direct services to London, Gatwick and Brighton while the town centre offers an array of shops, restaurants and public houses, The Depot Cinema, a leisure centre, open air swimming pool, and many sports clubs.

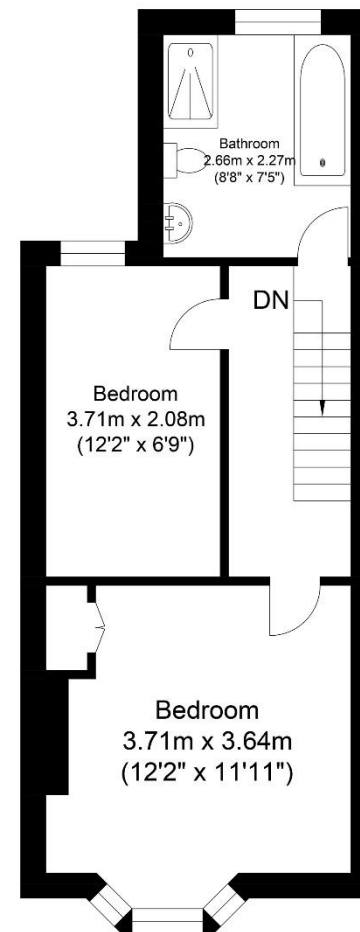
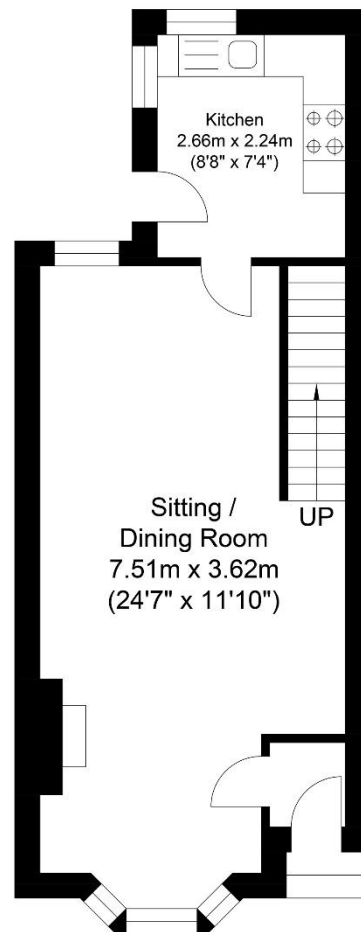
Tenure - Freehold

EPC Rating - D

Council Tax Band - B

Gas Central Heating- Double glazing
NO CHAIN





Ground Floor
Approximate Floor Area
350.15 sq ft
(32.53 sq m)

First Floor
Approximate Floor Area
356.07 sq ft
(33.08 sq m)

Approximate Gross Internal Area = 65.61 sq m / 706.22 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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