



£300,000 - £320,000 guide price

38 Crisp Road, Lewes, East Sussex, BN7 2TX

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The property...

A generously sized and well proportioned 3 Bedroom Semi-Detached property in the popular Landport Area of Lewes.

The property would benefit from updating but boasts a South, Westerly Facing Garden with a useful covered storage area and workshop with potential, stpp, to complete a loft conversion if desired.

ACCOMMODATION

ENTRANCE HALL- Front door and window to the front. Stairs with painted handrail and balustrade. Door to kitchen and opening to;

SITTING ROOM- Measuring a generous 16'6 with double doors with windows to either side, leading out to the sunny garden. Understairs cupboard and fireplace with timber mantel and surround.

KITCHEN- Fitted kitchen comprising of a range of cupboards and drawers. Tiled floor and space for appliances. Enjoying views over the front garden.

FIRST FLOOR LANDING- doors to principal rooms and loft hatch.

BEDROOM 1- A generous double bedroom with elevated views to the front.

BEDROOM 2- Another double bedroom with elevated views over the rear garden.

BEDROOM 3- A generously sized bedroom compared to most third bedrooms featuring exposed painted floorboards.

BATHROOM- White bathroom suite comprising of a wc, wash hand basin, bath and separate shower enclosure (with disconnected electric shower). Tiled walls with pattern inset. Window to the front.





Outside...

FRONT GARDEN- An enclosed front garden laid to lawn with a pathway leading to the front door. Gated access to the side.

REAR GARDEN- Boasting a desirable South Westerly aspect. The garden is arranged over just two levels with a patio adjacent to the property and an area of lawn for the upper level. the garden is enclosed by fenced boundaries.

WORKSHOP- A useful Brick built shed/workshop.

COVERED STORAGE- filling the space to the side of the property with a Perspex roof, this is a useful addition providing covered storage with gated access to the front garden.

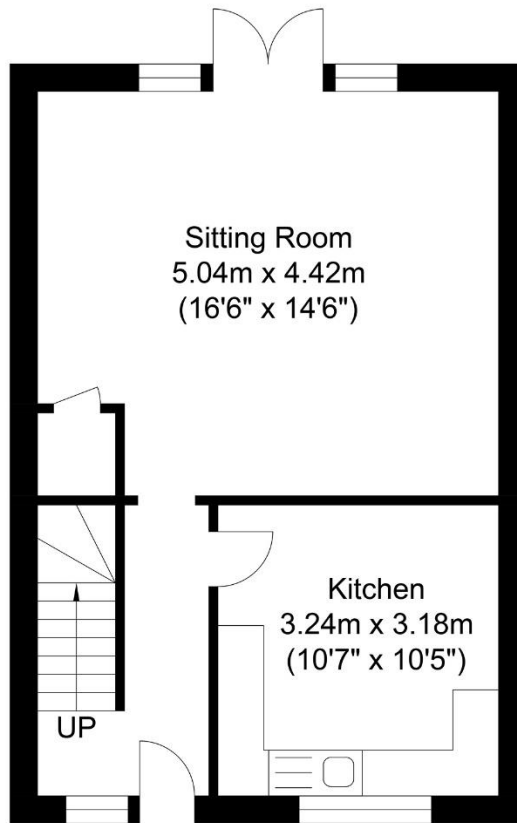


Title - Freehold

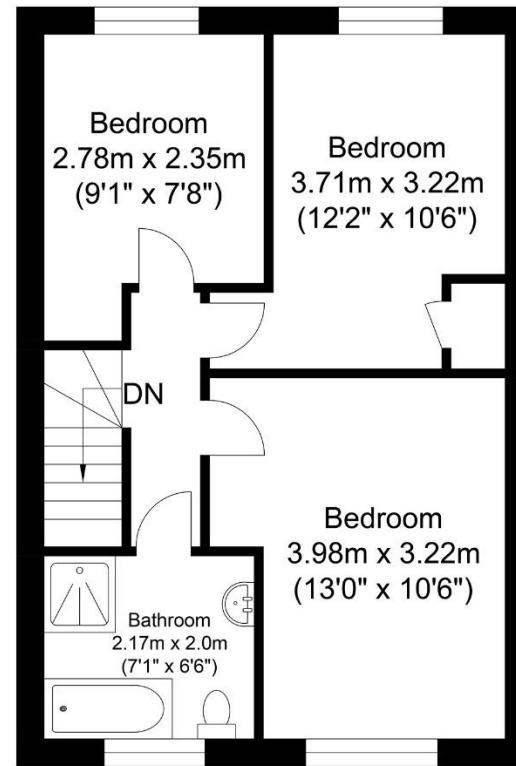
Gas central heating - Double glazing

EPC Band- D

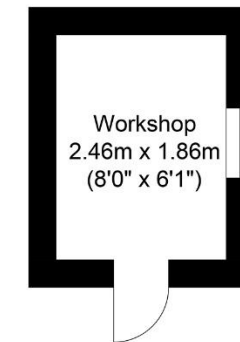
Council Tax Band- C



Ground Floor
Approximate Floor Area
417.74 sq ft
(38.81 sq m)



First Floor
Approximate Floor Area
417.74 sq ft
(38.81 sq m)



Outbuilding
Approximate Floor Area
49.29 sq ft
(4.58 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 102.04 sq m / 1098.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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