



£600,000-£625,000 guide price

93 Valence Road, Lewes, East Sussex, BN7 1SJ

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## Overview...

This beautifully extended and modernised three-bedroom semi-detached home offers a wonderful opportunity for buyers looking for a family home within walking distance of the town centre.

This super property is ideally located being walkable to the town centre and local, highly acclaimed primary school- with higher education facilities slightly further.

Inside you find a gorgeous open-plan living space with a dining room and modern fitted kitchen with direct access to the rear garden. The ground floor also has a separate snug/sitting room which could be used as a fourth bedroom- this also benefits from direct access to the garden.

The first-floor hosts three double bedrooms and a modern fitted suite. The master bedroom boasts a feature front aspect bay window and en suite.

Outside there is a long driveway providing off road parking for more than one vehicle. There's a sunny south-westerly facing rear garden on multiple levels; it boasts two sheds ideal for further storage or with the potential for development into offices or space for creative pursuits, subject to planning permission.



## The property...

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**ENTRANCE HALL-** Front door, stairs to first floor, door to-

**SNUG-** A generously sized dual aspect room with front and rear double glazed windows allowing lots of natural light; double glazed rear door providing direct access to the rear garden

### OPEN PLAN LIVING/DINING/KITCHEN

**LIVING ROOM-** Generous front aspect double glazed bay window with views over the front of the property with wooden varnished flooring

**DINING ROOM-** Space for a large dining table and built in shelving. Double glazed rear aspect windows and double-glazed door providing direct access to the rear garden

**KITCHEN-** Modern fitted kitchen comprising shaker style wall and base units with copper handles and contrasting Corin worktops. One and half bowl ceramic sink with brass mixer tap and rear aspect double-glazed window above with views over the rear garden; space for a range style cooker, with built in cooker hood above. Integrated fridge freezer and dishwasher, pantry cupboard with space for washing machine

**FIRST FLOOR LANDING-** Doors to principal rooms

**BEDROOM-** A great size double room with front aspect large bay double-glazed window overlooking the front of the property and further far-reaching views. Door to-

**EN SUITE-** Panel enclosed bath with mixer tap and shower above with tiled surround and glass screen. Wash hand basin with mixer tap, low-level W.C. and varnished wood flooring





## *Property and Outside...*

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**BEDROOM-** A generously sized double room with rear aspect double glazed window overlooking the rear garden. Built in wardrobes with sliding doors

**BEDROOM-** A good size double bedroom with rear aspect double glazed window overlooking the rear garden

**BATHROOM-** A modern fitted suite comprising a panel enclosed bath with stainless steel mixer tap and shower with tiled surround and glass screen. Pedestal wash hand basin with mixer tap, low-level W.C., obscured window, chrome heated towel rail

**FRONT GARDEN-** Large area of laid to lawn surrounded by a range of hedges, plants and shrubs. Long driveway providing off street parking for more than one vehicle

**REAR GARDEN-** Multi-level, south-westerly facing garden with areas of paved patio wrapping around the property with gated side access; brick built shed. Block paved steps to upper level where it's mainly laid to lawn bordered by an array of plants, trees and flowerbeds; fence enclosed with timber garden shed at the rear, ideal for storage or to be converted into home office.





## Location...

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**Valence Road** is a pretty no-through street, lined by Victorian terraced homes and semi-detached family homes. A well-stocked, convenience shop is within easy reach in Leicester Road and the entrance to the South Downs National Park via De Montfort Road and Spital Road is also within easy walking distance.

The High Street is a 15-minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick

Lewes is the county town of East Sussex and boasts a range of independent shops, cafes, restaurants and public houses. There is also the Depot Cinema that offers a selection of local food and drink 7 days a week. Lewes is also home to the Pells outdoor swimming pool and historic gems like the Castle, Priory Ruins and Anne of Cleves house.

Lewes prides itself with its array of sports clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School



Tenure - Freehold

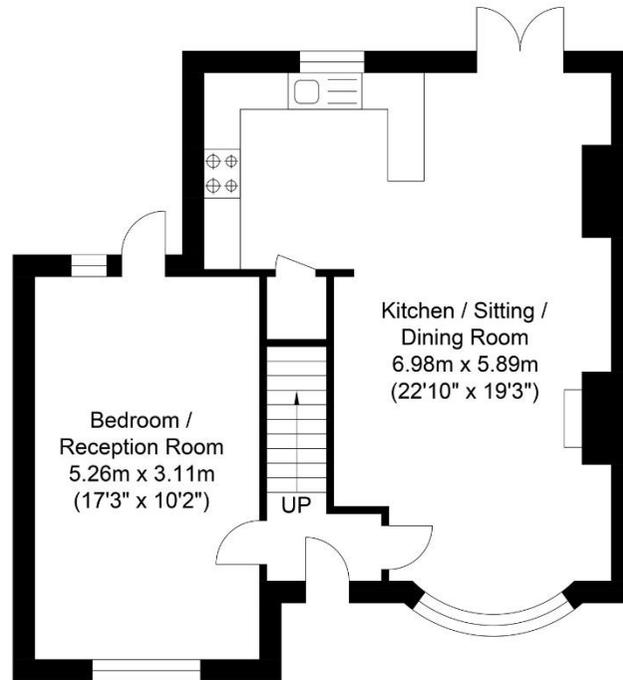
Gas central heating

Double Glazing.

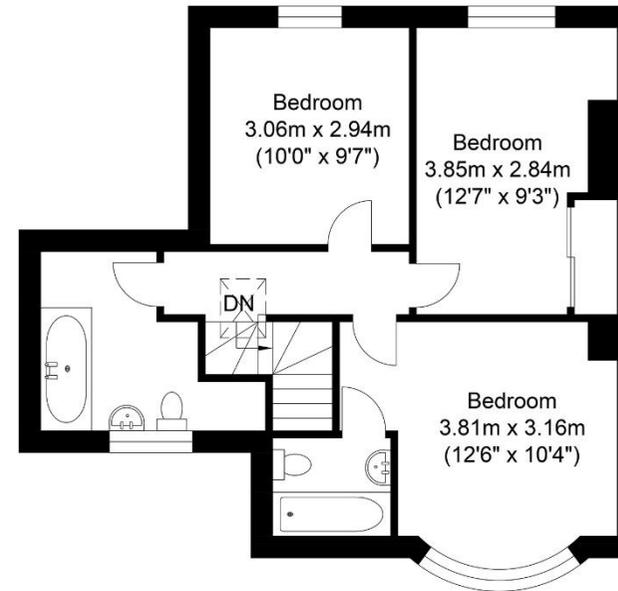
EPC Rating - D

Council Tax Band - D

Viewing recommended



Ground Floor  
Approximate Floor Area  
572.42 sq ft  
(53.18 sq m)



First Floor  
Approximate Floor Area  
479.42 sq ft  
(44.54 sq m)

Approximate Gross Internal Area = 97.72 sq m / 1051.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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