



£550,000-£575,000 Guide Price

36 Western Road, Lewes, East Sussex, BN7 1RP

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## Overview...

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An extremely well presented 3/4 Bedroom Victorian Townhouse.

The town centre property has been vastly improved by the current owners and now boasts a semi open plan ground floor featuring a Sitting Room with wood burning stove, Dining Room with oak wood floors and Modern Kitchen boasting a sky lantern.

We are advised that the basement has been tanked which now provides a useful and versatile room currently presented as a Utility Room.

Upstairs over we find 3 Bedrooms, a Loft Room presented as a bedroom with far reaching views, a luxurious Bathroom and a further modern Shower Room.

Outside there is an enviable South Facing Courtyard providing a wonderful spot for alfresco dining.



## The property...

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**Entrance Hall** – Stairs to first floor and oak framed glazed double doors open to;

**Semi Open Plan Living, Kitchen, Dining Room** –

**Sitting Area** – Bespoke fitted cabinetry and shelves set into chimney recess. Gorgeous fireplace with wood burning stove inset. Oak wood floors. Double glazed bay window with fitted shutters and views over Western Road. Open plan to;

**Dining Area** – Oak wood floors, painted panelled door to Basement and large opening to;

**Kitchen** – Modern fitted kitchen finished in a sage colour and complimented by white corian work surfaces. The kitchen features a butler sink and enjoys views through a window and glazed door to the garden. A sky lantern floods the room with natural light. Oak wood floors.

**Utility Room** – Stairs lead down from the Dining Area to the former basement which we are advised has now been tanked creating a very usable room currently presented as a Utility Room. The room enjoys oak wood floors, recess spotlights, a fitted cupboard with double doors and a window at high level to the front.

**First Floor Landing** – Oak panelled doors to principal rooms, painted panelled wall, stairs continue to second floor.

**Bathroom** – A modern luxury Bathroom featuring a designer freestanding bath, separate shower enclosure with glass screen and tiled surrounds, wc and wash hand basin set into a vanity unit. The Bathroom has a decorative tiled floor and a double glazed window with fitted shutters the rear.





## *Property...*

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**Bedroom 1** – A generous double bedroom with a double glazed bay window with fitted shutters enjoying elevated views along historic Western Road. The Bedroom benefits from wooden floors and a pair of double wardrobes.

**Bedroom 3** - The bedroom enjoys views over the rear garden, has fitted shutters to the window, and features wooden floors and a fitted wardrobe.

**Second Floor Landing** – Oak panelled doors to principal rooms. Stairs continue to third floor.

**Bedroom 2** – Double Bedroom featuring wooden floors and a fitted wardrobe. The Bedroom benefits from views over historic Western Road and the South Downs in the distance and has fitted shutters to the window.

**Shower Room** – A Modern Shower Room comprising a shower enclosure with glass screen door and modern tiled surrounds. A wc and wash hand basin. Double glazed window with fitted shutters to the rear.

**Third Floor Loft Room** - The decorated room with wooden floors and exposed painted brick wall, is currently presented as a bedroom and features two roof windows to the rear.



## Outside and Location...

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**Garden** - The brick laid courtyard garden is of an enviable Southerly Aspect and features white painted walls and a raised flower bed.

**Western Road** is located at the top of Lewes High Street benefitting from easy access to all that Lewes High Street offers but is equally close to the entrance of the South Downs National Park at The Gallops.

Western Road features a parade of local shops and Leister Road convenience shops is a short walk away.

Baxters Field is a fantastic recreational green space located in nearby Bradford Road with children's playgrounds found in the neighbouring paddocks.

On street parking is readily available with a parking permit with many paths and twittens linking Western Road to the surrounding adjoining streets. A large car park is also available on St Annes Crescent behind.

Lewes Mainline Railway Station is less than a 15 minute walk away (source Google maps). With services to London, Brighton, and Eastbourne.

Historic Lewes High Street features, an array of shops, restaurants, eateries and public houses and is home to The Depot Cinema.

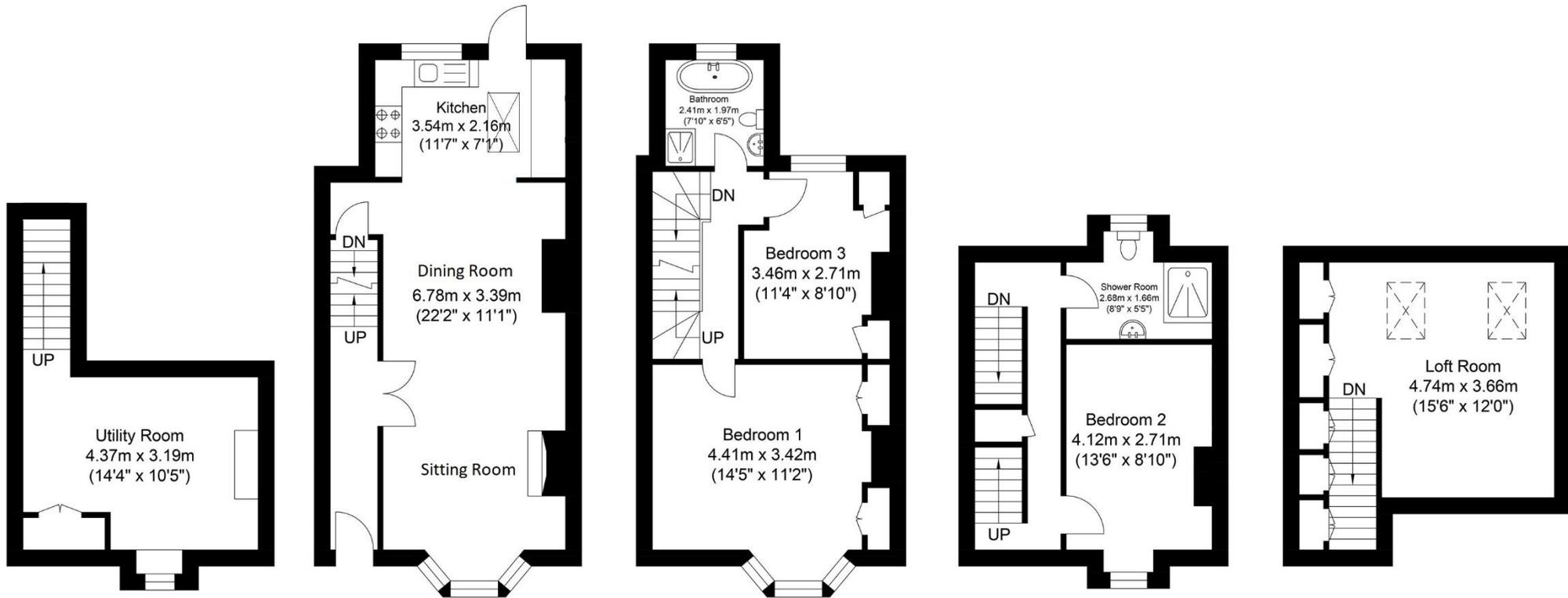
Tenure – Freehold

Gas central Heating

EPC Rating – C

Council Tax Band – C





Basement  
Approximate Floor Area  
177.60 sq ft  
(16.50 sq m)

Ground Floor  
Approximate Floor Area  
413.44 sq ft  
(38.41 sq m)

First Floor  
Approximate Floor Area  
380.28 sq ft  
(35.33 sq m)

Second Floor  
Approximate Floor Area  
261.77 sq ft  
(24.32 sq m)

Third Floor  
Approximate Floor Area  
236.37 sq ft  
(21.96 sq m)



Approximate Gross Internal Area = 136.52 sq m / 1469.48 sq ft

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

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