



£335,000 offers in excess of  
7 Pellbrook Road, Lewes, East Sussex, BN7 2TF

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## *The property...*

A great opportunity to purchase this wonderful two-bedroom end of terrace home which boasts a surprisingly large lawned rear garden with studio and is situated in the highly popular Landport estate in Lewes. Nearby to schools, local convenience shop and countryside walks and within walking distance to the town centre and mainline Railway Station.

This super property is offered in great order throughout having been well maintained by the current owner and benefits from on-street parking to the front, spacious accommodation, double glazed windows and gas central heating.

**SITTING ROOM-** A super room, measuring 13'11ft x 11'7ft, with front aspect double glazed window overlooking the front of the property, feature fireplace with electric coal burner with tiled hearth, storage cupboards and shelving are neatly fitted on either side

**KITCHEN-** Fitted with range of flushed wall and base units with complementing granite effect work surfaces, sink with mixer tap, tiled surround and rear aspect window above, overlooking the rear garden and bringing in lots of natural light. 4 ring gas hob with chimney style cooker hood above and integrated oven below. Space for fridge freezer, washing machine and slim dishwasher. Door to pantry cupboard and door providing direct access to rear garden

**BEDROOM-** A super double room, measuring 14'8ft x 10'5ft, with expansive front aspect double glazed window and built-in wardrobe

**BEDROOM-** A great size double bedroom with rear aspect double glazed windows overlooking the rear garden

**BATHROOM-** Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, wash hand basin, low level W.C., obscured double glazed window.





## *Outside...*

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**FRONT GARDEN-** Fence enclosed with area of laid to lawn with paved walkway to front door. Greenery wraps around the property with a range of plants and flowers leading to the rear garden

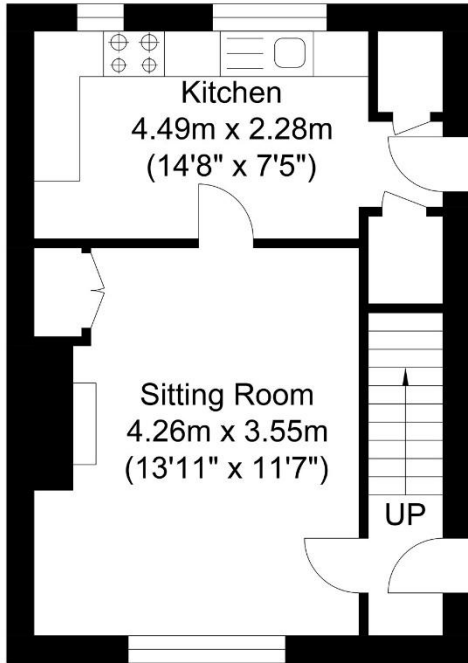
**REAR GARDEN-** Deceptively generous garden, predominantly laid to lawn with established trees and shrubs, fence enclosed. At the rear of the property is newly landscaped raised decking, ideal for alfresco dining and entertaining, and a newly constructed garden studio

**GARDEN STUDIO-** A timber construct, fully insulated, with double glazed double doors opening to a convenient space with power and light, great space as a home office or for creative pursuits

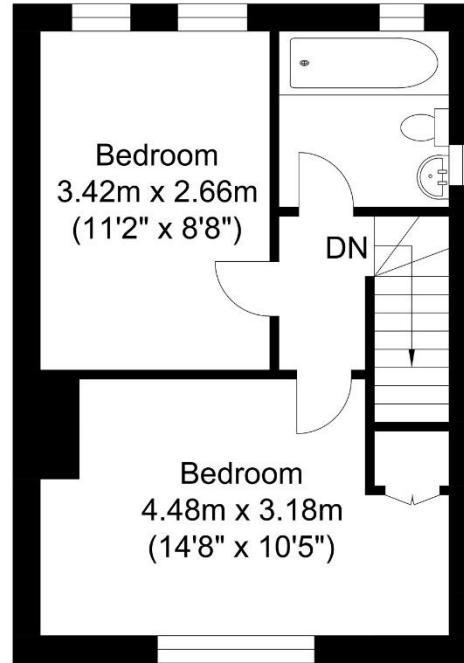


Gas central heating  
Double glazing  
EPC Band- C  
Council Tax Band- B

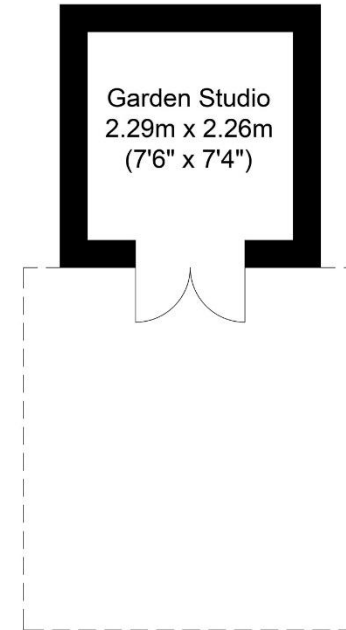
**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



Ground Floor  
Approximate Floor Area  
320.87 sq ft  
(29.81 sq m)



First Floor  
Approximate Floor Area  
320.87 sq ft  
(29.81 sq m)



Outbuilding  
Approximate Floor Area  
55.75 sq ft  
(5.18 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 59.62 sq m / 641.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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