



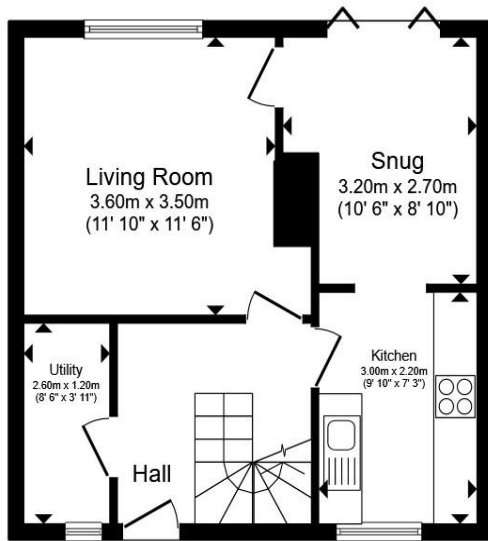
Abergavenny Road, Lewes BN7 1SN

welcome to

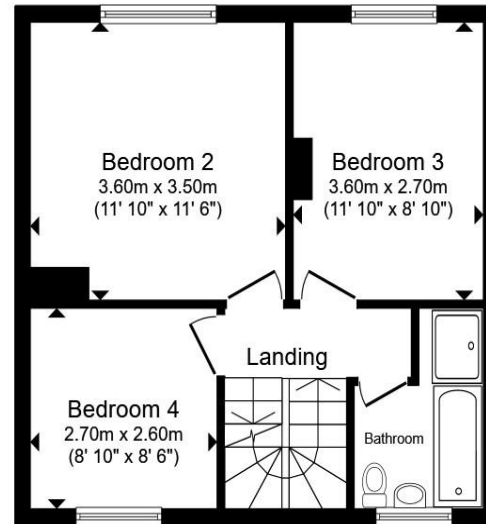
Abergavenny Road, Lewes

Set in the sought-after Wallands area, this spacious family home enjoys a private, elevated position with lovely views. Offering 4 bedrooms, 2 reception rooms, office, terrace, hot tub and landscaped garden, all within walking distance of schools, transport links and the town centre.

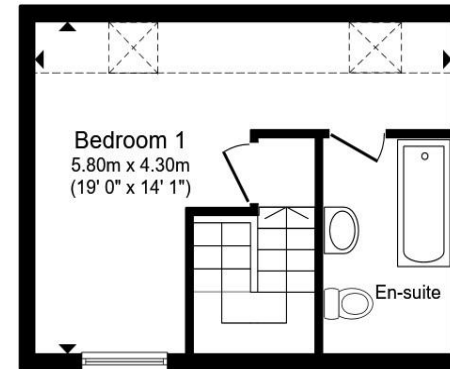




Ground Floor



First Floor



Second Floor

Total floor area 104.3 m² (1,123 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Living Room

11' 10" x 11' 6" (3.61m x 3.51m)

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m)

Utility

8' 6" x 3' 11" (2.59m x 1.19m)

Snug/Study

10' 6" x 8' 10" (3.20m x 2.69m)

First-Floor Accommodation

Bedroom Two

11' 10" x 11' 6" (3.61m x 3.51m)

Bedroom Three

11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

Family Bathroom

Second-Floor

Accommodation

Bedroom One

19' x 14' 1" (5.79m x 4.29m)

En-Suite Bathroom

Rear Garden

Hot Tub

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

welcome to

Abergavenny Road, Lewes

- Terraced Family Home
- Four Spacious Bedrooms
- Two Reception Rooms
- En-Suite Master Bedroom
- Private Elevated Position with Attractive Views

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106600



Property Ref:
LEW106600 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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