



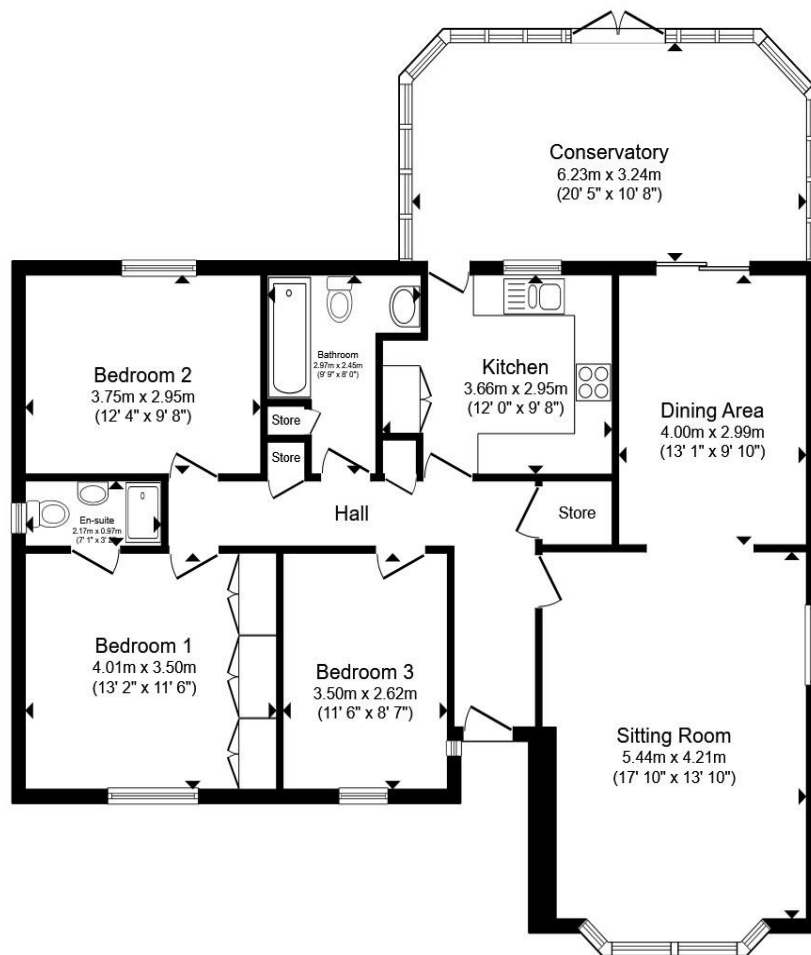
Mill Road, LEWES BN7 2RU

welcome to

Mill Road, LEWES

Backing onto South Malling Nature Reserve, this detached bungalow offers privacy, space & huge potential. With a bright lounge/diner, large conservatory, three double bedrooms. en-suite, garage & stunning mature garden, it's an ideal forever home with no onward chain!





Total floor area 123.4 m² (1,328 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



Agent Note

Please note that an £80 AML fee will be chargeable once an offer is accepted to cover the cost of the required identity and anti-money laundering checks.

Entrance Hall

Lounge

17' 10" x 13' 10" (5.44m x 4.22m)

Dining Room

13' 1" x 9' 10" (3.99m x 3.00m)

Kitchen

12' x 9' 8" (3.66m x 2.95m)

Conservatory

20' 5" x 10' 8" (6.22m x 3.25m)

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)

En-Suite Shower Room

7' 1" x 3' 2" (2.16m x 0.97m)

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom Three

11' 6" x 8' 7" (3.51m x 2.62m)

Storage

Driveway & Parking

Rear Garden

welcome to

Mill Road, LEWES

- Detached Three Bedroom Bungalow
- Large & Private Secluded Plot
- Spacious Lounge/Diner with Exposed Brick Fireplace & Log Burner
- NO ONWARD CHAIN!
- Large Conservatory

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£735,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106606



Property Ref:
LEW106606 - 0002

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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fox & sons



01273 476378



Lewes@fox-and-sons.co.uk



192 High Street, LEWES, East Sussex, BN7 2NS



fox-and-sons.co.uk