

FREEHOLD



House - Terraced (EPC Rating: C)

119A WESTERN ROAD, LEWES, BN7 1RT

Offers In Excess Of

£535,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Terraced located in Lewes

CHAIN FREE. Situated in the historic town of Lewes within the picturesque South Downs National Park, this former Old Town Assembly Hall offers bright and spacious dual-aspect living across three floors, featuring a south-facing garden. Located on Western Road, which seamlessly transitions into Lewes High Street, the home is moments away from restaurants, pubs, independent shops, and the South Downs. The ground floor showcases stylish, contemporary, open-plan spaces, with three bedrooms and a bathroom on the upper floors, all in excellent condition.

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independent cinema. Highly regarded schools, including infant and primary schools, Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School, are within walking distance.

Tenure: Freehold

The house features a private gated entrance leading to a self-contained front courtyard garden. Inside, the hallway, with space for coats and shoes, leads to an open-plan area at the back, including a living room, dining area, and kitchen, with oak-engineered flooring and ceramic tiles. The kitchen is equipped with a Bosch electric hob and oven, integrated appliances, and direct access to a walled, south-facing garden. The first floor has a main bedroom with an ensuite, a second double bedroom, and a large bathroom. The top floor includes a spacious third bedroom. Resident-only parking is available on Western Road and the adjoining street.

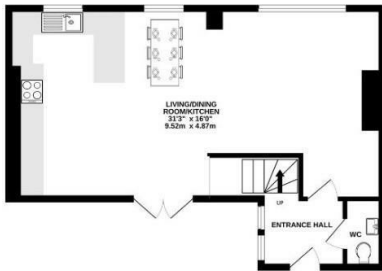
Western Road is centrally located in Lewes and becomes Lewes High Street as you head east, putting you close to restaurants, pubs, and independent shops and cafés. The house is also near the South Downs, Paddock Park, and the Pells outdoor swimming pool. On Bonfire Night, you can watch the famous Lewes Bonfire societies parade past the house. Lewes train station, with direct fast trains to London (just over an hour) and Brighton (under 20 minutes), is nearby, as is The Depot, an



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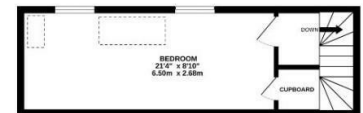
KNIGHT&KNOXLEY



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.

WESTERN ROAD, LEWES

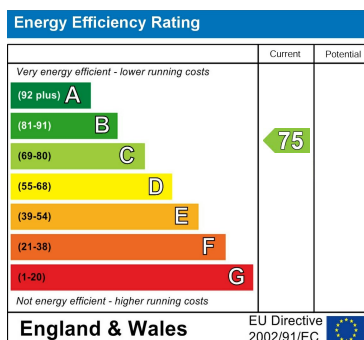
TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.