



**Price**  
**£530,000**

**Freehold**

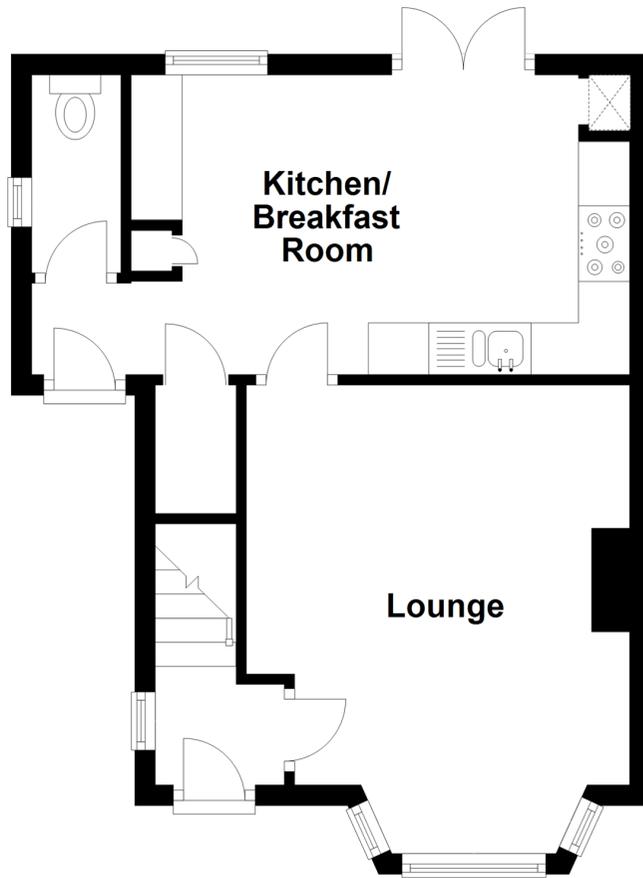
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**Valence Road, Lewes,  
East Sussex, BN7**

**cubitt & west**  
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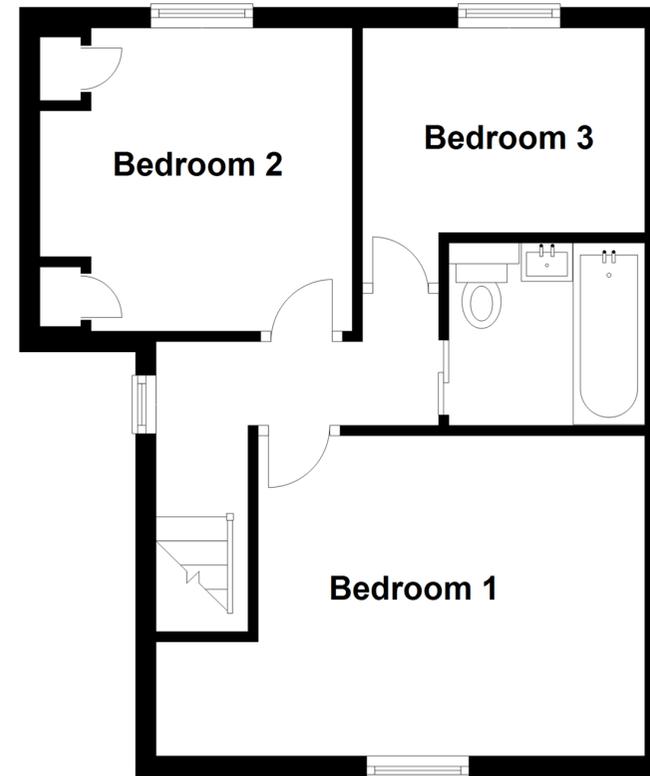
## Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



## Accommodation

### GROUND FLOOR

#### Hallway

**Lounge:** 14'7 x 12'5 (4.45m x 3.79m)

**Kitchen/Breakfast Room:** 15'0 x 11'0 (4.58m x 3.36m)

**Separate Toilet**

### FIRST FLOOR

#### Landing

**Bedroom 1:** 15'6 x 11'7 (4.73m x 3.53m)

**Bedroom 2:** 12'11 x 9'0 (3.94m x 2.75m)

**Bedroom 3:** 9'8 x 9'8 (2.95m x 2.95m)

**Bathroom**

### OUTSIDE

**Front & Rear Gardens**

**Driveway**

**2x Outbuildings**



## Main features

- A great family home in the Wallands Park area of this historic county town
- Walking distance to schools, shops & mainline station
- 2 outbuildings which could be turned into a home office
- Views across to the castle, Cuilfail & Mount Caburn
- Front & rear gardens

## Nearest Schools

Primary Schools: St Pancras Catholic Primary 0.2 miles, Wallands Community Primary 0.5 miles, Southover CofE Primary 0.8 miles  
Secondary Schools: Lewes Old Grammar School 0.5 miles, Priory School 1.4 miles, Owlswick School 1.7 miles

## Transport Information

Train Stations: Lewes 1.2 miles, Cooksbridge 2.3 miles, Plumpton 4.3 miles

## Address

Valence Road, Lewes, East Sussex, BN7

## Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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