



Evelyn Road, LEWES BN7 2SS

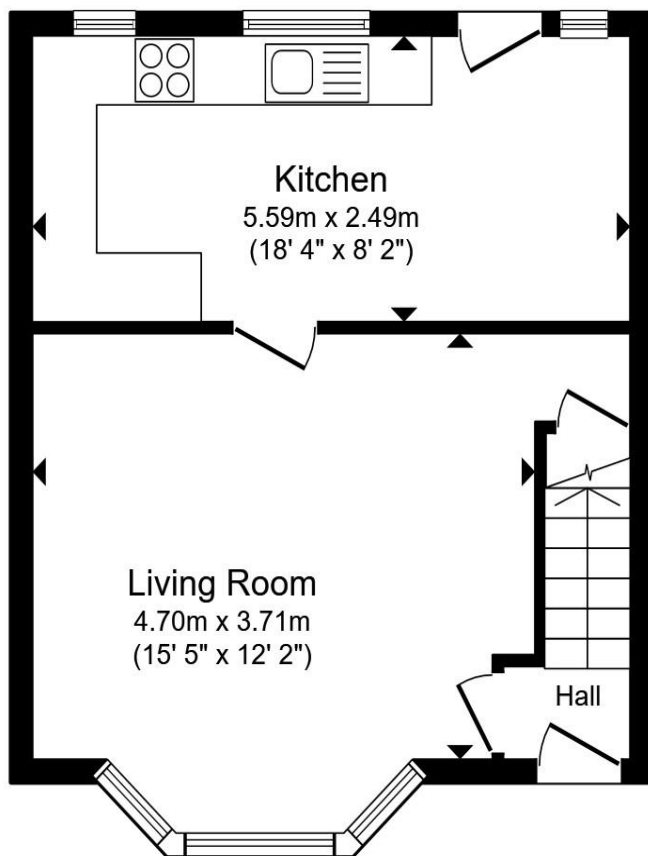
welcome to

Evelyn Road, LEWES

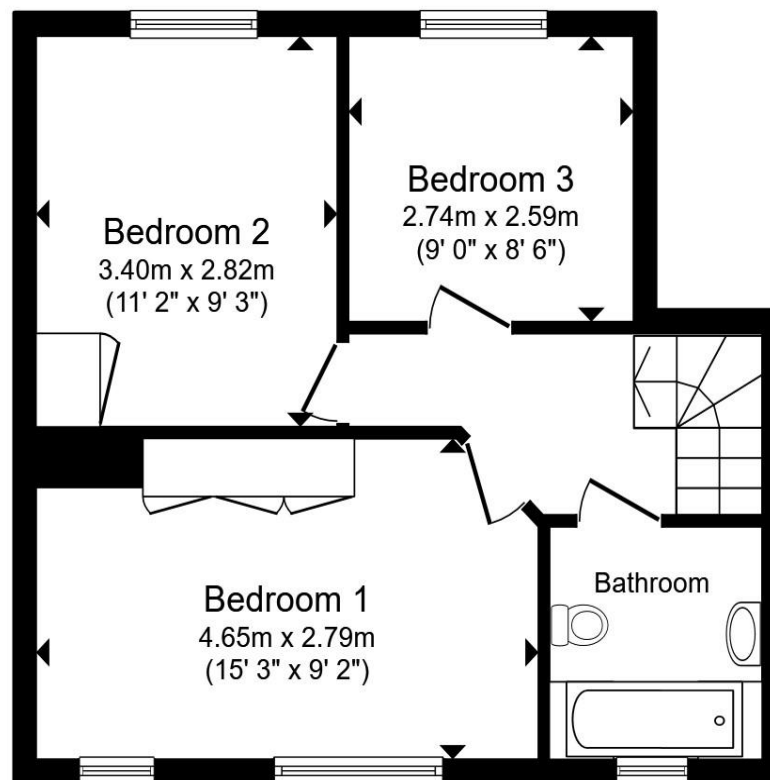
****GUIDE PRICE £350,000 - £375,000****

A spacious three bedroom terraced home with a generous kitchen/diner, large rear garden, outbuilding and loft with extension potential (STPP). Offered with unrestricted parking & superb access to Lewes Station, Brighton, local amenities and majoy routes





Ground Floor



First Floor

Total floor area 76.2 m² (821 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 AML fee is chargeable once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Living Room

15' 5" x 12' 2" (4.70m x 3.71m)

Kitchen

18' 4" x 8' 2" (5.59m x 2.49m)

First Floor Accommodation

Bedroom One

15' 3" x 9' 2" (4.65m x 2.79m)

Bedroom Two

11' 2" x 9' 3" (3.40m x 2.82m)

Bedroom Three

9' x 8' 6" (2.74m x 2.59m)

Family Bathroom

Rear Garden

Outbuilding/Storage

welcome to

Evelyn Road, LEWES

- Three Bedroom terraced Home
- Spacious Kitchen/Diner
- Large Rear Garden
- Well-Proportioned Bedrooms
- Unrestricted On-Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106557



Property Ref:
LEW106557 - 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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