



**Guide Price**  
**£1,050,000**

**Freehold**

6x  1x  2x 

**Ferrers Road, Lewes,  
East Sussex, BN7**

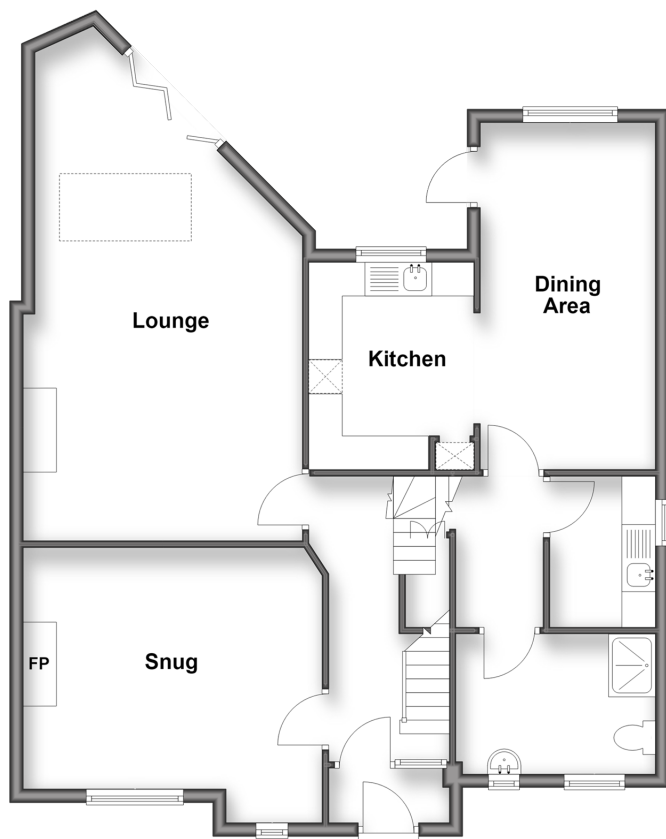
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 89.4 sq. metres (962.2 sq. feet)



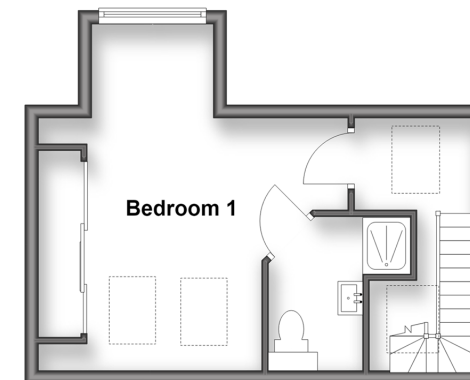
## Split Level First Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Snug: 15'4 x 14'4 (4.68m x 4.37m)  
Lounge: 26'0 x 12'1 (7.93m x 3.69m)  
Kitchen: 10'8 x 9'4 (3.25m x 2.85m)  
Dining Area: 17'8 x 8'4 (5.39m x 2.54m)  
Utility Room: 7'0 x 5'0 (2.14m x 1.53m)  
Shower Room

### FIRST FLOOR

Landing  
Bedroom 2: 16'9 x 14'5 (5.11m x 4.40m)  
Bedroom 3: 12'10 x 11'9 (3.91m x 3.58m)  
Bedroom 4: 13'0 x 12'9 (3.97m x 3.89m)  
Bedroom 5: 12'0 x 8'0 (3.66m x 2.44m)  
Bedroom 6: 13'8 x 8'9 (4.17m x 2.67m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 12'0 x 9'0 (3.66m x 2.75m)  
Ensuite Shower Room

### OUTSIDE

Front & Rear Gardens  
Driveway



## Main features

- Substantial family home
- Private driveway
- Views over the South Downs
- Ideally positioned on a stunning tree-lined road
- Close to superb schools, amenities and town centre



### Nearest Schools

Primary Schools: Wallands Community Primary 0.4 miles, St Pancras Catholic Primary 0.4 miles, South Malling CofE Primary 0.9 miles  
Secondary Schools: Lewes Old Grammar School 0.8 miles, Priory School 1.7 miles, Owlswick School 2.0 miles



### Transport Information

Train Stations: Lewes 1.3 miles, Cooksbridge 2.2 miles, Plumpton 4.2 miles



### Address

Ferrers 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](https://cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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