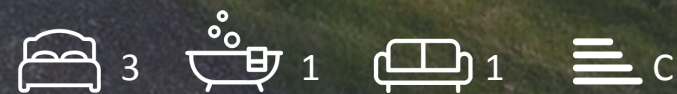


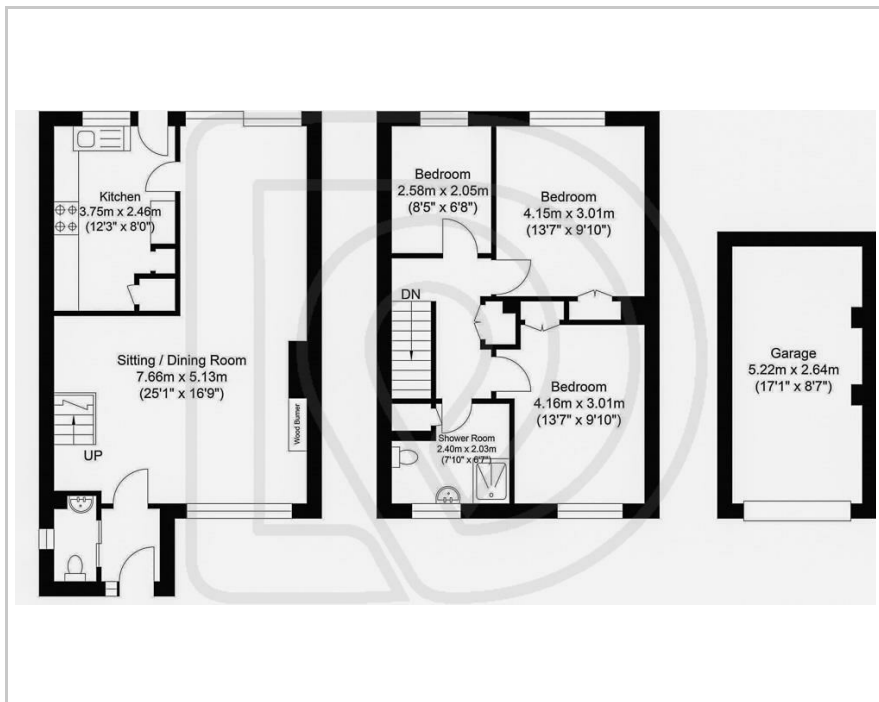


35 The Rough, Lewes, BN8 4NS

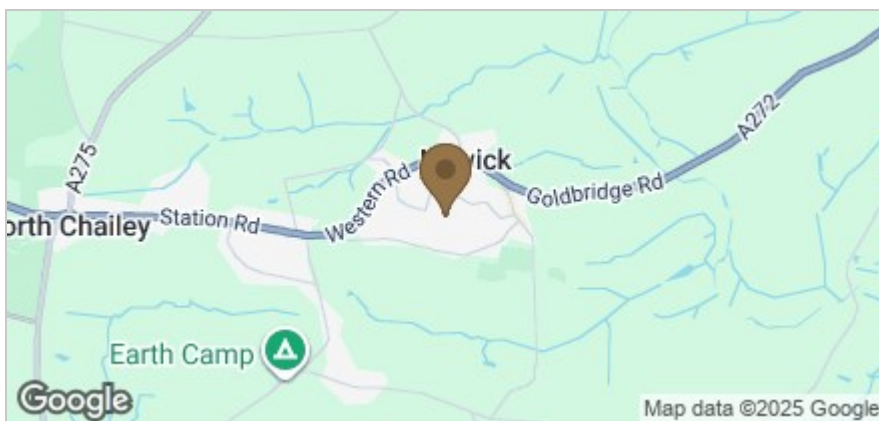
£1,450



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Upon entering, you are greeted by the porch with separate WC/Cloakroom that leads to a good sized living room and diner, with a decorative brick feature fireplace, adding character and charm to the space. The property is partially furnished with 3 piece suite, dining room table and chairs and side board.

Adjacent to the lounge/diner you'll find a separate refitted kitchen that has been thoughtfully designed and equipped with modern appliances. This well-appointed kitchen offers ample storage space and countertops for meal preparation.

Moving upstairs, you'll discover two generous double bedrooms one with a single bed and the master bedroom with a double bed and some bedroom furniture, the good sized single bedroom also over looks the rear garden but it can serve multiple purposes, such as a home office or a infants room.

Completing the first floor is a modern shower room, designed with functionality and style in mind. The shower room features contemporary fixtures and fittings, ensuring a comfortable and refreshing experience.

Outside, the property boasts a pleasant patio garden at the rear, offering a private outdoor space to relax or entertain guests.

At the front, there is a mainly laid lawn garden, providing a charming green space. Additionally, the property offers parking for one car, adding convenience for residents and visitors.

Located in a nearby separate block is a single garage with an up-and-over door, providing secure parking or additional storage space.

Situated in the sought-after location of Newick, this property enjoys the tranquillity of village life while still being within reach of local amenities, schools, and transport links. The surrounding area offers beautiful countryside views and opportunities for outdoor activities, ensuring a well-rounded lifestyle for residents.

Rent: £1450pcm
Deposit: £1615.00
EPC: 'C'
Council Tax: D - Lewes District Council

Holding Deposit £334.61 - Will form the deposit at start of tenancy.

