



Lewis Road | Sidcup, Kent, DA14 4NB



Guide Price £350,000 - £375,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Lewis Road, Sidcup

It's larger than you think! Ideally located for local shops, schools and transport links is this **FIRST FLOOR MAISONETTE** with an additional **LOFT AREA** making it much bigger than most. Call now to view.

### Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- First Floor Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Large Loft Area
- Garage & Parking
- Private Rear Garden
- Sought After Location



**Porch** Double glazed door to rear, double glazed windows to side and front, tiled flooring.

**Entrance** Part glazed door to side, laminate flooring.

**Lounge** 4.57m x 3.63m (15' x 11'11") Double glazed leaded window to rear, coved ceiling, stairs to loft room, two radiators, laminate flooring.

**Kitchen** 3.2m x 2.95m (10'6" x 9'8") Double glazed leaded window to front, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, space for fridge/freezer and tumble dryer, plumbed for washing machine, built in larder/storage cupboard, wall mounted boiler, vinyl flooring.

**Bedroom One** 3.48m x 3.18m (11'5" x 10'5") Double glazed leaded window to rear, built in wardrobes, radiator, carpet.

**Bedroom Two** 2.46m x 2.3m (8'1" x 7'7") Double glazed leaded window to front, radiator, carpet.

**Bathroom** 1.63m x 1.5m (5'4" x 4'11") Double glazed frosted and leaded window to front, panelled bath with shower over, wash hand basin, low level WC, chrome heated towel rail, tiled walls, and flooring.

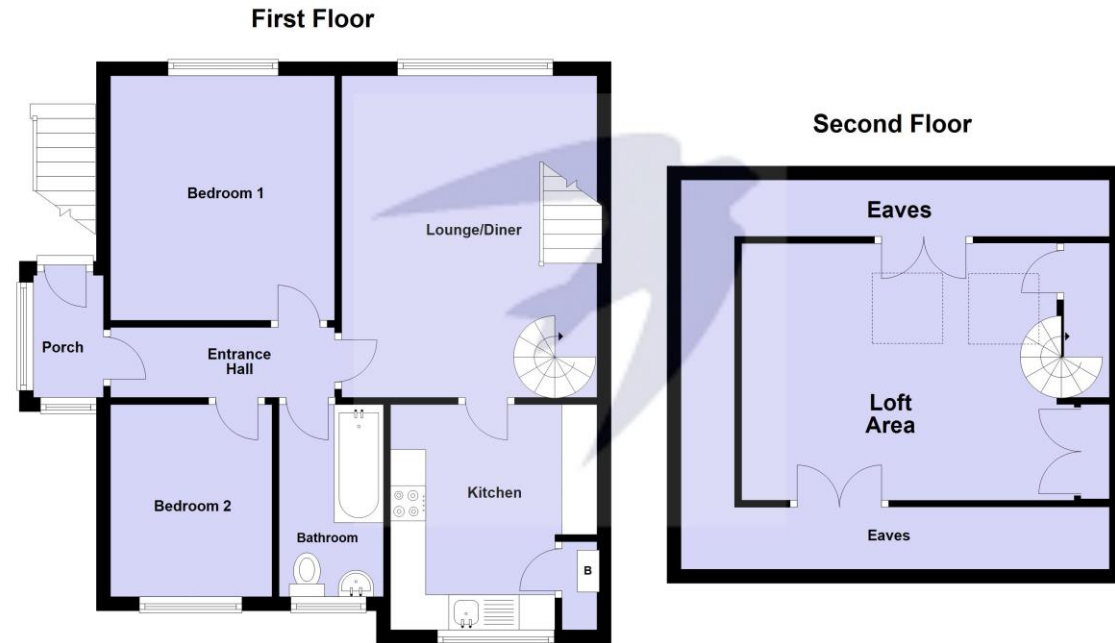
**Loft Area** 4.01m x 3.6m (13'2" x 11'10") Two Velux windows to rear, built in wardrobes, access to eaves, radiator, laminate flooring.

## Exterior

**Private Rear Garden** Paved and decked patio area, laid to lawn, established borders, brick built shed.

**Garage** Detached to rear with up and over door.

**Please note** Rear access is subject to legal verification.



For Illustration Only  
Plan produced using PlanUp.





## Leasehold Information

Unexpired term of lease: 993 Years

Original start and lease term: 2017 for 999 years

Current ground rent: N/A

Current service charge: N/A

Next ground rent review: N/A

All the above needs to be verified by your solicitor.

**Please note this property is being sold with full ownership of the freehold.**

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8298 0500

Robinson Jackson  
1 Wellington Parade,  
Blackfen,  
Kent DA15 9NB

blackfen@robinson-jackson.com

