



**St Nicholas, 121 Western Road, Lewes, East Sussex, BN7 1RT**

Asking Price £950,000



# St Nicholas, 121 Western Road, Lewes, East Sussex, BN7 1RT

## The Property

---

A superbly presented and improved semi-detached house dating back to circa 1910. The house combines effortlessly original features with a contemporary twist. There are five bedrooms, two bathrooms, three reception rooms and a private lawned garden.

St Nicholas is the name originally given to the Edwardian House and the period features include Sash windows, fireplaces, picture rails and stripped wood floorboards and doors. The entrance lobby leads to the entrance hall and the stairs rise to the first floor. On the right the door leads into the Drawing room with a large bay window to the front and a fitted gas real-flame contemporary fire. The second reception room has French doors leading to the garden and a understairs storage cupboard and a concealed door to the cloakroom with low level w/c and a wash hand basin. A step leads to the superb kitchen/dining room with triple full height windows overlooking the rear garden. The kitchen area is fitted with Oak- fronted contemporary style units with 'honed' granite worksurfaces. There is an island to match providing a breakfast bar and further storage. Fitted 'Smeg' 6 ring gas range cooker with cooker hood above, integrated dishwasher, washing machine and fitted American style fridge/freezer. There is underfloor heating in this room.





## St Nicholas, 121 Western Road, Lewes, East Sussex, BN7 1RT

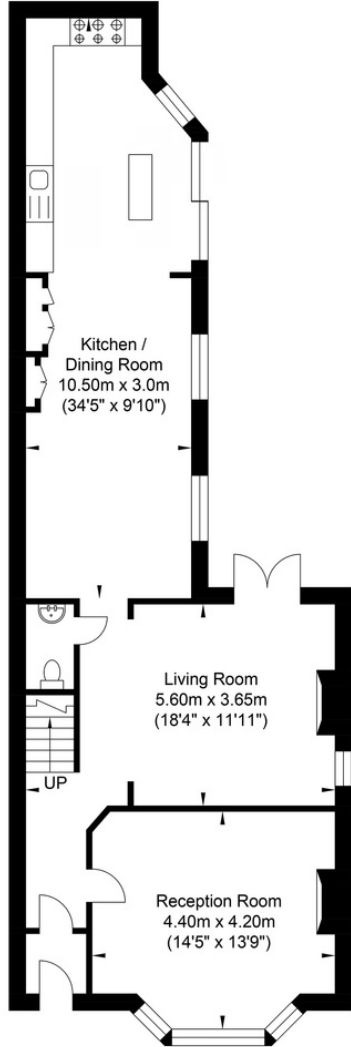


Upstairs on the landing is a laundry room with extensive cupboards and a valiant gas boiler, separate w/c, spacious bathroom has a freestanding bath, walk-in rainfall shower with glass screen, wash hand basin set in a vanity unit and a full height cupboard, low level w/c. bedroom 2 has a feature fireplace with display shelving. Bedroom 1 is a particularly spacious room with two windows to the front and a feature fireplace.

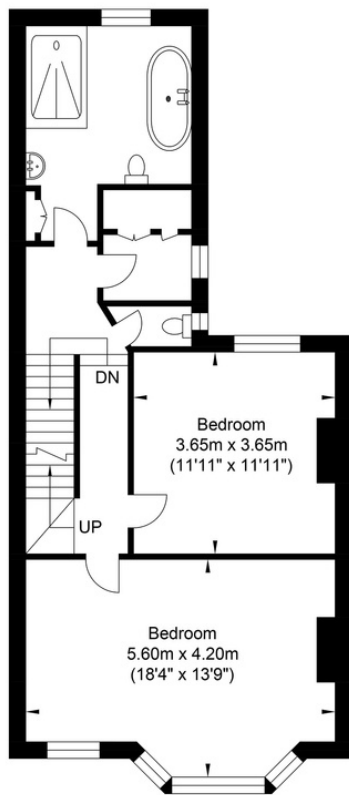
The second-floor landing has a hatch to loft space. Bedroom 3 has 2 Velux windows and a range of cupboards and an airing cupboard. There is an en-suite shower room with a shower cubicle, feature glass sink, and low-level w/c. Bedroom 4 has a window to the front, with ample wardrobe space with shelves and further eaves storage space and an original fireplace.

There is a small front garden bordered by a flint wall and the rear garden which has a rear access gate, is level, laid to lawn and has an area for table and chairs and a retained wall with flower beds with exotic shrubs. The garden offers a good degree of privacy and is secure.

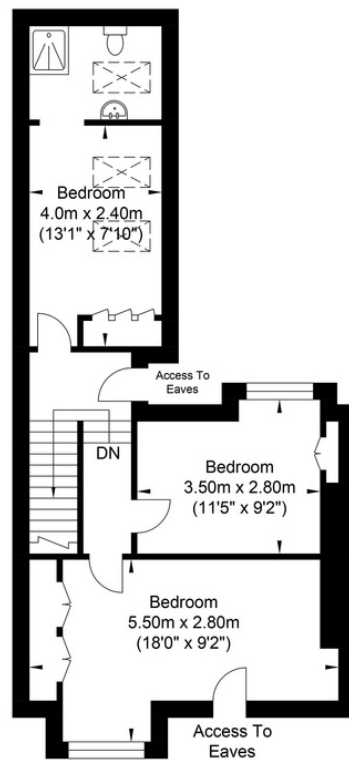




Ground Floor  
Approximate Floor Area  
759.82 sq ft  
(70.59 sq m)



First Floor  
Approximate Floor Area  
631.41 sq ft  
(58.66 sq m)



Second Floor  
Approximate Floor Area  
500.62 sq ft  
(46.51 sq m)



Approximate Gross Internal Area = 175.76 sq m / 1891.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



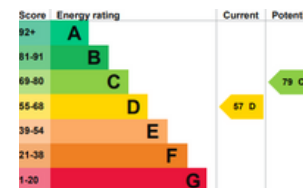
**Oakley**

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office

Get in touch to book a viewing or valuation of  
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.