



**South Street, Lewes, East Sussex, BN7 2BP**  
Asking Price £255,000



# South Street, Lewes, East Sussex, BN7 2BP

## Two Bedroom Grade II Listed Property in Need of Complete Modernisation in Central Lewes

### The Property

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Two bedroom mid-terrace cottage located in a cul de sac location in central Lewes. Ideally positioned within walking distance of the mainline train station and local shopping facilities. The house offers scope for full modernisation and is a blank canvas for someone to enhance the house and improve it.

South Street is a popular cul de sac just off Cliffe High Street with all of its local shops. This property has many character features such as fireplaces and sash windows and has an interesting history as a shop. The property requires refurbishment throughout and does not have a kitchen and bathroom but plumbing in place for a galley kitchen and shower room. There is a small entrance lobby leading to two reception rooms and two bedrooms upstairs. There is a patio garden with a rear access gate, brick path and raised flower beds. Ideal 'pied-a-terre', due to the condition of the property it is only suitable for CASH purchasers.

### The Location

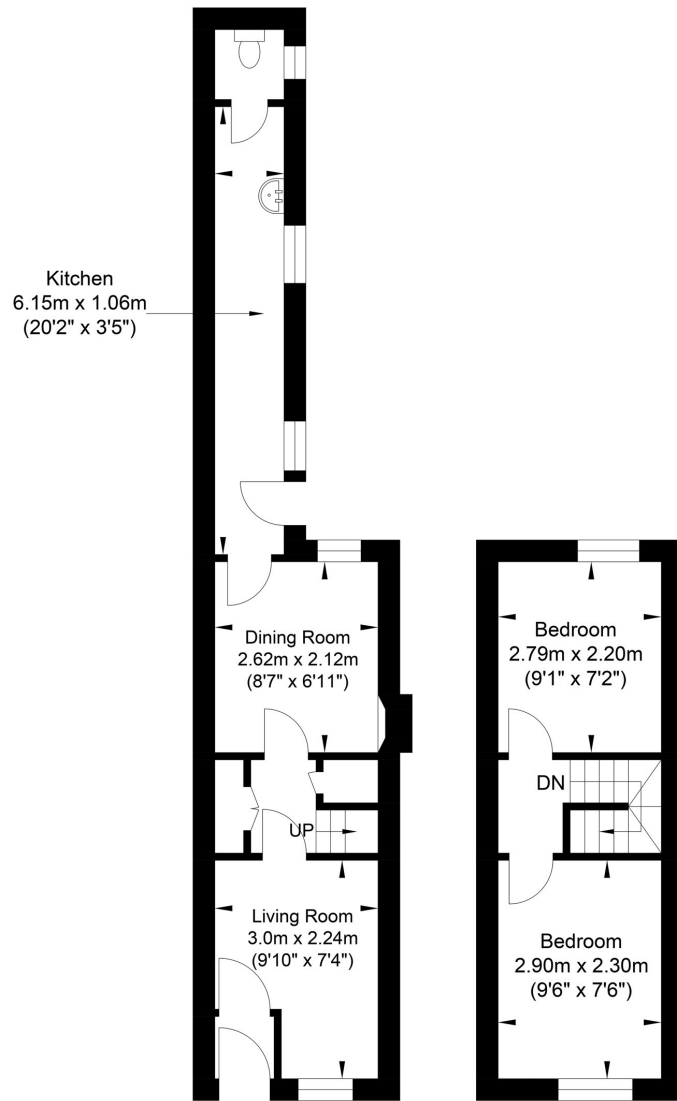
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.









Ground Floor  
Approximate Floor Area  
245.95 sq ft  
(22.85 sq m)

First Floor  
Approximate Floor Area  
171.14 sq ft  
(15.90 sq m)

Approximate Gross Internal Area = 38.75 sq m / 417.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



# Oakley

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Agents Notes  
Tenure - Freehold  
Council Tax Band - C



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