



8 Edward Street, Lewes, East Sussex, BN7 2QH
Asking Price £399,950

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Three bedroom town house perfectly located in a quiet in cul de sac in the centre of Lewes. Arranged over three storeys the property offers 3 bedrooms, open living space and a Small patio garden with rear access to the town centre.

The Property

Large entrance porch with UPVC door to entrance hall. Downstairs cloakroom with low-level WC, wash hand basin and further deep under stairs storage cupboard. Door to rear patio garden and door opening into ground floor bedroom with window overlooking the rear patio. Stairs to First floor and door to open plan living room and kitchen. Living area and kitchen fitted with a range of units with the worksurface extending to include stainless steel sink. Large window to the front and ample storage units, gas cooker, washing machine and floor mounted gas fired boiler. Part tiled walls and space for fridge. Stairs to second floor landing with cupboard, shelving and window to the rear. The bathroom is fitted with a suite comprising of a panelled bath with shower over, part tiled walls, wash hand basin with cupboard below and low-level WC. Bedroom two has a door to the veranda and window to the front and fitted wardrobes with sliding doors. On the landing is an airing cupboard with a hot water tank. Bedroom one has fitted wardrobes with hanging rail and further deep storage cupboards, window overlooks the communal paved garden area which gives private access to West Street. The paved area immediately outside the back door has just enough room for a small table and chairs.

The Location

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 offer 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 high street shops. 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 cafe's, old inns and restaurants as well as a farmers market held the first 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.



Edward Street, Lewes



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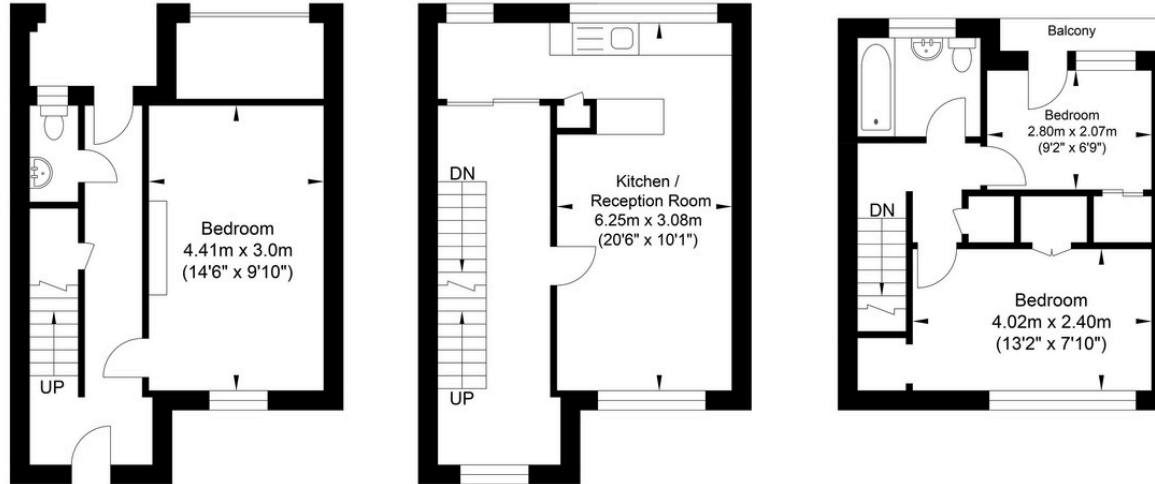
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Ground Floor
 Approximate Floor Area
 359.29 sq ft
 (33.38 sq m)

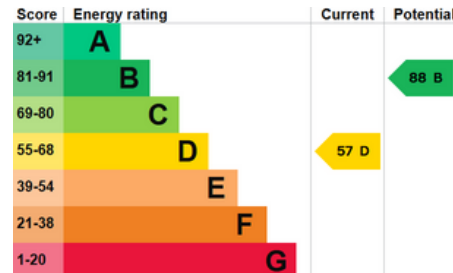
First Floor
 Approximate Floor Area
 359.40 sq ft
 (33.39 sq m)

Second Floor
 Approximate Floor Area
 252.19 sq ft
 (23.43 sq m)

Approximate Gross Internal Area = 90.20 sq m / 970.90 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information

Tenure - Freehold
 EPC - D
 Council Tax Band - C



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