



**14 Cluny Street, Lewes, East Sussex, BN7 1LN**  
Asking Price £675,000

## 14 Cluny Street, Lewes, East Sussex, BN7 1LN

Four bedroom house located in the popular Southover area of Lewes with the benefit of no onward chain. The property has two reception rooms, kitchen, cloakroom, en-suite shower room and a fully enclosed rear garden with gate leading garage. The property would benefit from some refurbishment.

### The Property

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Covered entrance porch with front door leading to entrance hall with display shelving and double doors leading into the living room. Door to cloakroom with a low-level WC and wash handbasin and part tiled walls. Living room with two windows to the front and a feature fireplace with wooden surround, tiled insert and stone hearth and a gas coal effect fire. Archway to dining room with sliding patio doors into the garden and a door to the kitchen. The kitchen is fitted with a range of units with a worksurface extending to include a gas hob, electric oven and grill, space and plumbing for dishwasher and washing machine. Ample storage cupboards with a wall mounted valent gas fired boiler, stainless steel sink unit with window overlooking the rear garden and a door to the garden.

First floor galleried landing with hatch access to the loft space and an airing cupboard with sealed hot water cylinder. Bathroom fitted with a suite comprising of a panelled bath with shower, low-level WC and pedestal wash hand basin, fully tiled walls. Bedroom one has two windows to the front and fitted wardrobes and an ensuite shower room, fully tiled walls with a shower cubicle, low-level WC, pedestal wash hand basin. Another bedroom has a window to the front and built-in wardrobe, further bedroom with window overlooking the rear garden and fitted double wardrobes, and bedroom four again fitted with a single wardrobe and window over overlooking the rear garden.

Outside is a fully enclosed rear garden with a rear access gate leading to the double garage with an up and over door. The garden has a paved patio with a brick retaining wall and steps up to an area of lawn and shrub border.

### The Location

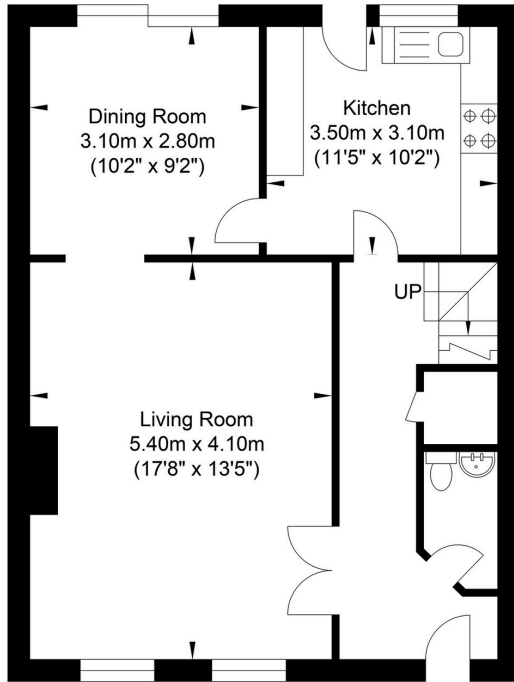
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent 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.

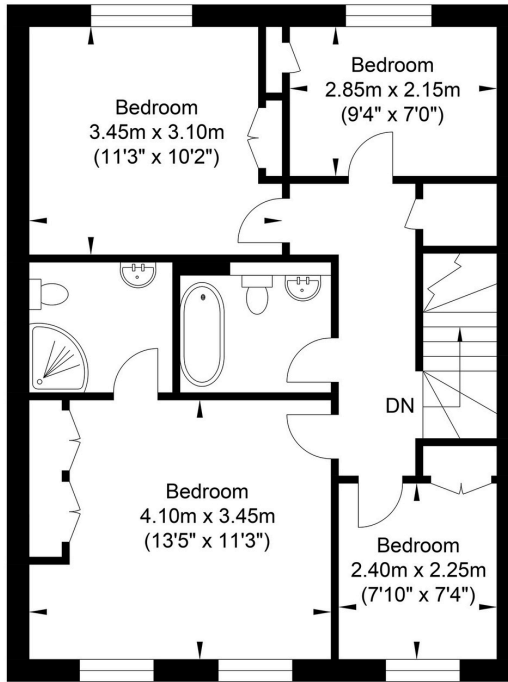
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis 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.



# Cluny Street, Lewes



Ground Floor  
Approximate Floor Area  
587.81 sq ft  
(54.61 sq m)



First Floor  
Approximate Floor Area  
587.81 sq ft  
(54.61 sq m)



Approximate Gross Internal Area = 109.22 sq m / 1175.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Tenure: Freehold  
Council Tax Band: F

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