



**9 Bell Lane, Lewes, East Sussex, BN7 1JU**  
Asking Price £999,950

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4 bedroom townhouse spanning 4 storeys set across 2,409 sq. ft. Recently constructed Bell Lane is fitted to the highest specification and attention to details. Stunning Italian kitchen, 5 luxury bathrooms, roof terrace overlooking the park, allocated parking and an integral garage.

### The Property

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The hallways and reception rooms are fitted with engineered wood flooring. Oak staircases with glass balustrading and stainless steel handrails. Bedrooms are carpeted and all bathrooms, shower rooms and utility rooms are fitted with luxury vinyl tiles. The balcony and roof terraces are finished with a composite decking board with stainless steel and glass balustrading. Windows and Doors are powder coated aluminium double glazed finished in grey. The house is heated by a combination of underfloor heating and radiators. The bath and shower rooms feature luxury fitted suites including high quality sanitary ware with chrome taps, heated towel rails and matching accessories. Integrated Geberit W/C with flush plates and Porcelanosa tiles. Stunning Italian kitchens featuring Silestone worktops and a range of high end Siemens integrated appliances.

Front door opening to the ground floor with doors to all rooms. Integrated garage with electric door, lighting and power. Fitted utility room with work surface incorporating sink with space and plumbing for washer/dryer. Corner shower and low level toilet. Ground floor family room ideal as further reception room, cinema room or gym with double doors opening to a balcony.

The first floor living space has versatile accommodation. Large kitchen dining room with impressive high end fitted kitchen. Spacious central island with hob and breakfast bar seating area. Double doors open to the Juliette balcony at one end of the room and at the other a glass partition separate the living room and creates a sociable dining area. The main sitting room features a recessed office area and the room opens on to the decked roof terrace which overlooks the park and provides ample space for seating and entertaining.

On the second floor are two double bedrooms with an excellent range of fitted storage. One overlooks the park with an en-suite shower room and the other overlooks the front of the property. Further bathroom and fitted storage off the main hallway. At the top of the house is a double bedroom overlooking the front of the house with views to Lewes castle, fitted storage and an en-suite shower room. The principle bedroom has impressive high ceilings and floor to ceiling windows which flood the room with light and open on to a Juliet balcony overlooking the park. A dressing area with fitted storage leads to an en-suite bathroom with separate bath and walk in shower.

### 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 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.



# Bell Lane, Lewes



Ground Floor  
Approximate Floor Area  
602.45 sq ft  
(55.97 sq m)

First Floor  
Approximate Floor Area  
602.45 sq ft  
(55.97 sq m)

Second Floor  
Approximate Floor Area  
602.45 sq ft  
(55.97 sq m)

Third Floor  
Approximate Floor Area  
602.45 sq ft  
(55.97 sq m)



Approximate Gross Internal Area = 223.88 sq m / 2409.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

Your Sussex Property Expert

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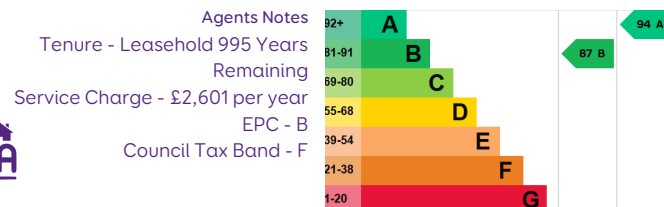


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### Energy Performance Certificate



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