



9 Bell Lane, Lewes, East Sussex, BN7 1JU

Price: £935,000

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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 over looking the park, allocated parking and an integral garage.

The Property

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Throughout Bell Lane 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. Fully 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 over looks 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 over looking the park. A dressing area with fitted storage leads to an en-suite bathroom with separate bath and walk in shower.

Bell Lane has secure gated parking to the front with an allocated space and the remainder of a New Home warranty.

Bell Lane is ideally positioned just off the historic Southover High Street in central Lewes. Less than a 10-minute walk from Lewes Train Station and the main High Street, Bell Lane also offers easy access in and out of town via the Kingston Road and Brighton Road.



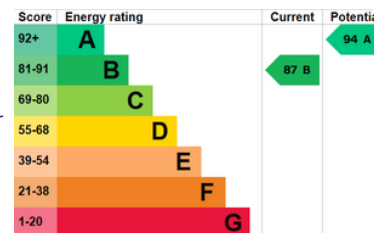
Bell Lane, Lewes



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

Agents Notes

Tenure - Leasehold 995 Years
Remaining
Service Charge - £2,601 per year
EPC - B
Council Tax Band - F



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