



South Street, Lewes, BN7 2BP
Asking Price £1,350,000

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Impressive double fronted Grade II listed property extending over 3 floors and spanning over 2,700 sq. ft. Full of period character with 4/5 bedrooms and 3 reception rooms. The rear walled garden extends 100ft with a workshop and driveway located in the popular area of South Street.

The Property

South Street is offered in good decorative order and has versatile accommodation across three floors. The ground floor has an entrance lobby with wood flooring leading into the Drawing Room which has folding panelled doors to divide into two rooms, attractive marble fireplace with Burley wood burning stove and sash windows to the front. Wood flooring, wall lights and stairs leading to the first floor with a cupboard underneath. The kitchen/dining room has a large window over the garden, shaker style units of two contrasting colours. Built in Neff hob, oven and microwave, space for fridge-freezer and a step up to the utility area which has plumbing for the washing machine and sink unit with wooden worksurface, door to the garden. The downstairs shower room has a fully tiled cubicle, wash hand basin and low level WC. The storage room/pantry has a range of storage units, shelving and space for additional appliances. There is a reception room/music room which could also be used as a ground floor bedroom with French doors leading to the garden.

On the first floor is a very spacious landing with doors leading to the bedrooms. The front bedroom has a window overlooking South Street, built in wardrobe and an airing cupboard with hot water cylinder. The next bedroom is to the rear with views down the garden, full wall of wardrobes with storage above. The spacious family bathroom has a panelled bath with shower over, pedestal wash hand basin, Intergas gas boiler installed inside a cupboard and a heated towel rail. Separate WC with a low level WC with wash hand basin above. The rear bedroom has windows overlooking the garden and beyond, hatch to loft space and a walk in storage cupboard. The second floor is approached by a concealed door with stairs leading up to a study/occasional bedroom with a window to the front and deep storage cupboard. Step up to a further bedroom with a Velux window and window to the rear.

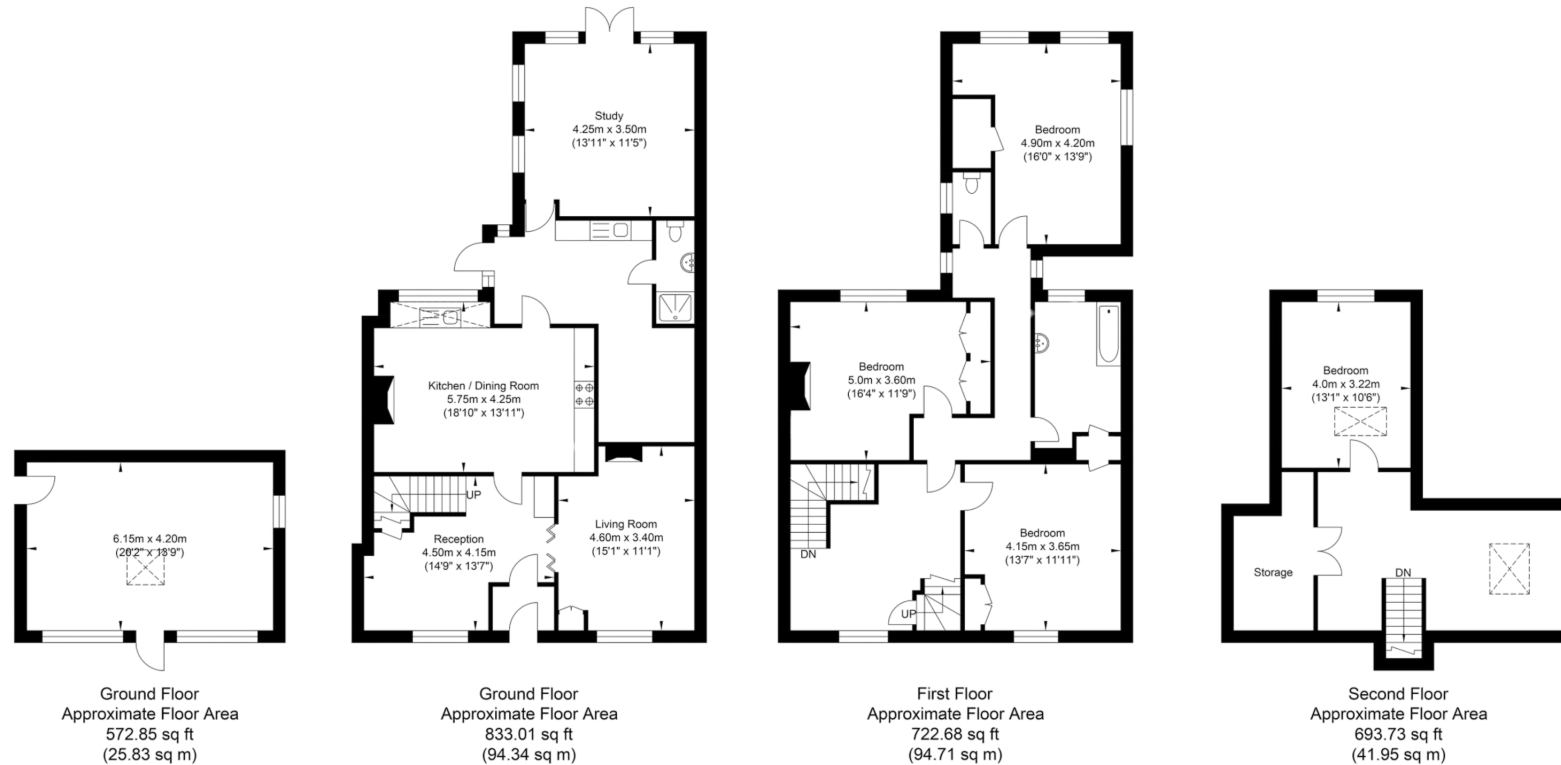
Outside, the rear garden is a very special feature being exceptionally large for a town centre property. It is level and bordered by a flint wall and arranged as areas of lawn with large paved patio and has extremely well stocked shrub and flower borders interspersed with fruit trees and raised vegetable gardens. There is a side gate and a rear gate leading to the driveway providing parking for a car. A brick path leads down the garden which extends approximately 100ft. The Workshop/garage has wooden double doors and a further side door and has shelving. Log Store.

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.



South Street, Lewes



Approximate Gross Internal Area = 256.83 sq m / 2764.49 sq ft
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Agents Notes
 Tenure: Freehold
 Council tax band: G



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