



2 Corporation Villas, North Street, Lewes, East Sussex, BN7 2PJ

Offers In Excess Of £580,000

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Corporation Villas is a spacious four bedroom townhouse dating back to early 1900s. Many character features. The accommodation is arranged over three floors, large kitchen/dining room, storage room, four bedrooms, 2 WCs, secluded garden and outlook across the river.

The Property

Two Corporation Villas was originally constructed in the early 1900s as the Fire Station officers' accommodation for the adjoining Fire Station. Character features include sash windows, stripped floorboards and panelled walls. The entrance porch with part-glazed front door leads into the entrance hall. Sitting room with sash window to the front and archway leading to open plan kitchen/living/dining room, which is a bright room with French doors leading to the garden. Downstairs cloakroom with low-level WC and plumbing for washing machine. The kitchen area is fitted with a range of units with a wooden work surface extending to include a double stainless steel sink unit, inset gas cooker and ample cupboards and drawers, plumbing and space for dishwasher, part-tiled walls and a window overlooking the rear garden. Feature panelled wall, over-counter lighting.

On the first floor is a door to bathroom with a panelled bath with shower over, pedestal wash hand basin and a cupboard housing a 'Viessmann' gas-fired boiler, window to the rear, heated towel rail, part-tiled walls, separate low-level WC. Step up to bedroom with window to the rear offering a pleasant outlook across the river. Door to main bedroom with two windows looking up North Street, fitted wardrobe with hanging rail.

Second floor with large eaves storage with natural light, bedroom three has a Velux window and a sash window to the side, and bedroom four again double aspect with a view up North Street.

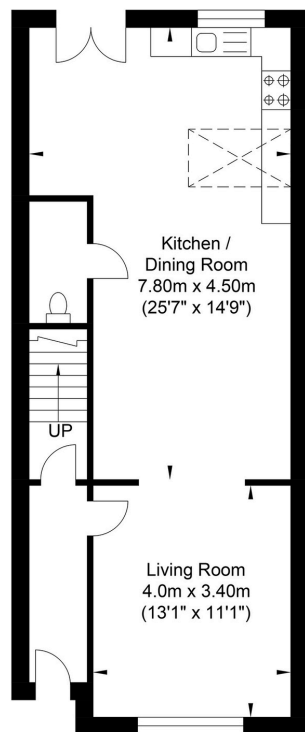
Outside is a decked patio area with brick retaining wall, and the whole garden offers a good degree of seclusion with two silver birch trees and deep flower borders. There's a crazy-paved patio area ideal for table and chairs in the centre.

The Location

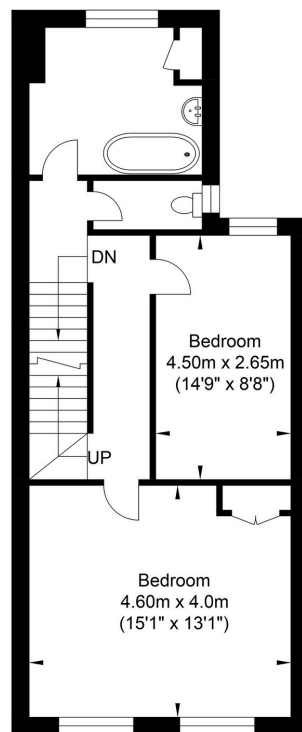
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian 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.



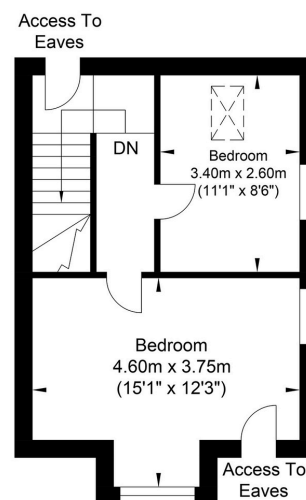
Corporation Villas, Lewes



Ground Floor
Approximate Floor Area
569.30 sq ft
(52.89 sq m)



First Floor
Approximate Floor Area
517.42 sq ft
(48.07 sq m)



Second Floor
Approximate Floor Area
324.85 sq ft
(30.18 sq m)



Approximate Gross Internal Area = 131.14 sq m / 1411.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - D



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