



8 Waterloo Place, Lewes, East Sussex, BN7 2PP
Asking Price £625,000

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Three bedroom town house in Waterloo Place, Lewes, offering versatile accommodation, character features, courtyard garden, and an open-plan kitchen/living room. Ideally located in the heart of the town centre.

The Property

Located in the highly sought-after Waterloo Place in Lewes, this three-bedroom town house offers an exceptional opportunity for those seeking a unique home in the heart of the town centre. Blending modern convenience with an array of characterful features, this property is ideally suited for a variety of lifestyles.

Entrance Hall leading to a spacious and versatile open-plan kitchen and living room, designed to maximise both functionality and style. The open-plan layout allows for seamless interaction between cooking and living spaces with a bespoke fitted Kitchen, making it perfect for entertaining guests or spending quality time with family. The kitchen is well-appointed, shaker style offering ample storage, while the living area is enhanced by character features that add a touch of period charm with a cast Iron fireplace with fitted woodburning stove and column radiators throughout. The sash window to the front overlooks an area of Green.

The property comprises three generously proportioned bedrooms, each offering flexibility for use as sleeping quarters, a home office, or additional living space, depending on your needs. The design of the accommodation ensures it can easily adapt to suit various lifestyle requirements as it extends over four floors with a useful cellar with natural light.

A spacious family bathroom serves the property, providing all necessary amenities in a well-organised and tasteful layout. Modern fittings with attractive tiling are complemented by thoughtful design to ensure comfort and practicality.

Outside, the courtyard garden offers a private and low-maintenance outdoor space, ideal for al fresco dining, gardening, or simply relaxing in a tranquil setting. Despite its central location, the small garden provides a peaceful retreat.

Situated in Waterloo Place, the property benefits from a prime position in Lewes town centre. Residents will enjoy easy access to a wide range of local amenities, including shops, cafes, restaurants, and cultural attractions. The location also offers excellent transport links, making it ideal for commuters and those looking to explore the surrounding areas.

This town house is a rare find, combining versatile accommodation, characterful features, and a convenient location. Whether you are a growing family, a professional couple, or someone seeking a unique property with charm and modern conveniences, this home is sure to meet your expectations. Viewing is highly recommended to fully appreciate all that this property has to offer.

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 3 prime supermarkets, Waitrose, Tesco and Aldi 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.



Waterloo Place, Lewes



Approximate Gross Internal Area = 113.86 sq m / 1225.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material information
Tenure - Freehold
EPC - C
Council Tax Band - C



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