



Chapel Hill, Lewes, East Sussex, BN7 2BB

Asking Price £725,000

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A superb three bedroom period home in Chapel Hill, Lewes, blending stylish interiors with character features and breathtaking rooftop views.

The Property

Located in the sought after Chapel Hill area of Lewes, this superb three bedroom home offers a stylish and characterful home. The four storey property boasts stunning rooftop views across historic Lewes Castle, the racecourse, and The Downs.

Inside, the home thoughtfully blends contemporary style with retained character. It features three bedrooms, each providing a comfortable space spanning over 1,100 sq. ft. Excellent fitted storage throughout ensures a clutter free living environment.

The re-fitted bathroom and separate cloakroom are finished to a high standard. The sitting room includes a woodburning stove for cosy evenings. The dining space has room for further seating to provide a nice relaxing space and benefits from character features such as sash windows, striped wood flooring, and subtle exposed beams. The contemporary style kitchen is designed for both functionality and aesthetic appeal with integrated Neff appliances and a useful utility room/cloakroom leads off of that.

A versatile lower ground floor room offers adaptable space, perfect as a dedicated study for remote working, or as a further reception room, playroom, or home gym, catering to various lifestyle needs. The three bedrooms are arranged over two floors and the front rooms have stunning views across the town with the top bedroom also having a feature side window offering a different aspect.

Externally, the property features a beautiful brick paved garden. Enclosed by a charming flint wall, this private outdoor space offers ample room for a large table and chairs, ideal for al fresco dining or relaxing. Well stocked borders add natural beauty and colour, creating a serene atmosphere. The combination of brick paving and flint wall provides a low maintenance yet aesthetically pleasing garden with views across the town from here.

Situated in Chapel Hill which ultimately leads to Lewes Golf Course and The Downs, residents benefit from easy access to Lewes town centre, known for its independent shops, cafes, restaurants, and cultural attractions. Excellent transport links, including Lewes train station with direct services to London and Brighton, further enhance the appeal of this exceptional home. This property offers a blend of period charm, modern comforts, and an unbeatable location with breathtaking views, making it an ideal choice for a distinctive residence in East Sussex. Viewing is highly recommended.

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.



Chapel Hill, Lewes



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Lower Ground Floor
Approximate Floor Area
146.38 sq ft
(13.60 sq m)

Ground Floor
Approximate Floor Area
479.74 sq ft
(44.57 sq m)

First Floor
Approximate Floor Area
342.72 sq ft
(31.84 sq m)

Second Floor
Approximate Floor Area
161.78 sq ft
(15.03 sq m)

Approximate Gross Internal Area = 105.04 sq m / 1130.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold

EPC - D

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



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