

Bell Lane, Lewes, East Sussex, BN7 1JU
Asking Price £935,000

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Four bedroom townhouse spanning 4 storeys set across 2,482 sq. ft. Recently constructed Bell Lane is fitted to the highest specification and attention to detail. Stunning Italian kitchen, 5 luxury bathrooms, roof terrace over looking the park, allocated parking and an integral garage.

The Property

Set across four storeys and 2,482 sq. ft., this recently built townhouse on Bell Lane combines contemporary design with luxury finishes. Just moments from Southover High Street and under 10 minutes' walk to Lewes Station, the home offers convenience, space, and style in equal measure.

The property features a stunning Italian kitchen with Silestone worktops and Siemens appliances, five high-spec bathrooms, and multiple living spaces including a roof terrace overlooking the park. There are four spacious double bedrooms—three with en-suites—including a principal suite with park views and a walk-in dressing room.

Interior highlights include engineered wood flooring, oak staircases with glass balustrades, luxury vinyl tiles in bathrooms and utility areas, and underfloor heating. Outdoor spaces include Juliette balconies, composite-decked terraces, and secure gated parking with an integral garage.

Perfectly located with easy access to central Lewes, Brighton Road, and Kingston Road, Bell Lane offers modern living in a sought-after historic setting.

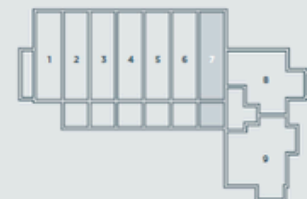
The Location

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 offer 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.





PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.1	14'10 x 13'6
Living Room	7.7 x 4.1	25'4 x 13'6
Kitchen/Dining	6.5 x 4.1	21'4 x 13'6
Bedroom 1/Dressing	6.8 x 4.1	22'4 x 13'6
Bedroom 2	4.4 x 4.1	14'6 x 13'6
Bedroom 3	4.4 x 4.1	14'6 x 13'6
Bedroom 4	4.6 x 4.1	15'2 x 13'6
TOTAL	230m²	2,482ft²



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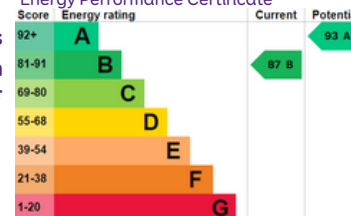
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Tenure: Leasehold
Years remaining: 995 Years
Annual service charge: £2,347.96 Per Annum
Council Tax Band: F

Energy Performance Certificate



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