



Waterloo Place, Lewes, East Sussex, BN7 2PP
Asking Price £535,000

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A three bedroom end of terrace house in a Waterloo Place in central Lewes. Features include a Shaker style kitchen, wood burning stove, and a walled patio garden. Accommodation is arranged over three floors, offering character and convenience.

The Property

Three bedroom end of terrace house, located in Waterloo Place. This property combines town centre convenience with a no through road. Accommodation is arranged over three floors, providing versatile living spaces. The three bedrooms are well proportioned. The layout offers privacy and flexibility, suitable for various needs.

The property features numerous characterful elements. The ground floor includes wood flooring, which extends through much of the property. The double reception room is equipped with a wood burning stove. Hatch access to the cellar. Sash windows throughout the property ensure ample natural light and there are column radiators throughout fueled by the gas fired boiler.

The kitchen is designed in a Shaker style, offering a blend of traditional aesthetics and modern functionality. This space provides storage and preparation areas with an integrated gas hob, electric oven, plumbing and space for a dishwasher and a washing machine.

On the first floor is a bedroom with a window to the front, shelving in the chimney recess and a door to the spacious bathroom. Freestanding Antique 'Ball & Claw' bath with a chrome shower over, pedestal wash hand basin, low level WC and an airing cupboard.

On the second floor are two further bedrooms, the front room has built in chest of drawers in the chimney recess and a window to the front and the second bedroom has a window to the side offering views towards Malling Down.

Externally, the property includes a walled patio garden with a side access gate. This brick paved private outdoor space is suitable for dining or relaxation and makes an ideal space for a table & chairs. Its enclosed nature provides a secluded area.

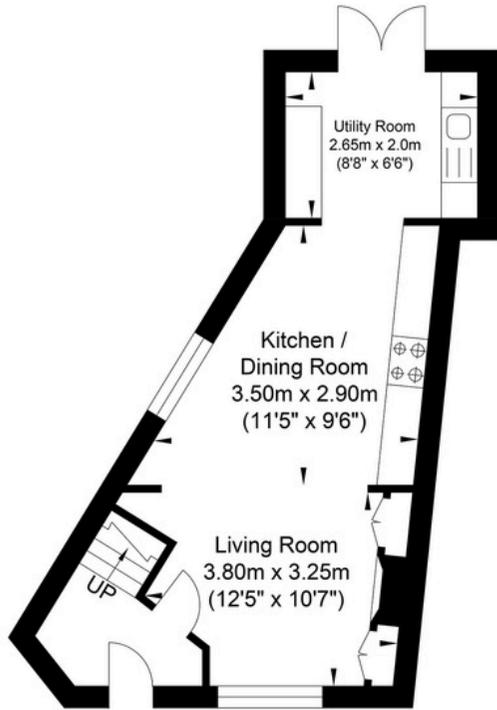
Waterloo Place offers immediate access to Lewes town centre, with its independent shops, cafes, restaurants, and historic attractions. Despite its central position, the cul-de-sac ensures a peaceful residential setting. Lewes benefits from transport links, including a mainline railway station with direct services to London and Brighton. The area is served by schools and offers a community atmosphere.

The Location

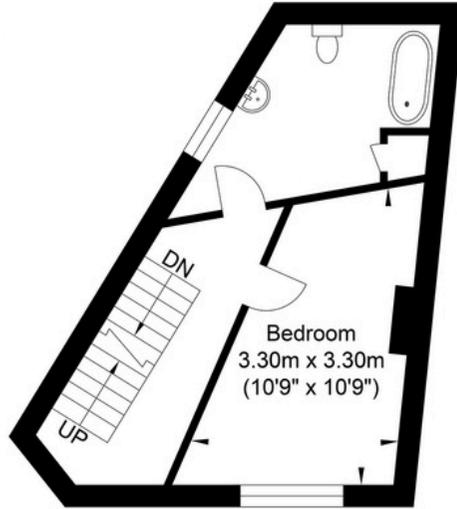
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including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



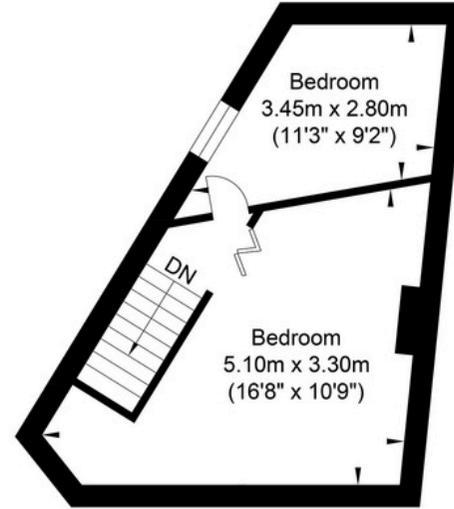
Waterloo Place, Lewes



Ground Floor
Approximate Floor Area
309.67 sq ft
(28.77 sq m)



First Floor
Approximate Floor Area
250.36 sq ft
(23.26 sq m)



Second Floor
Approximate Floor Area
250.36 sq ft
(23.26 sq m)

Approximate Gross Internal Area = 75.29 sq m / 810.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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1-20	G		

Agents Notes

Tenure - Freehold
EPC - C
Council Tax Band - C



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