



**Cluny Street, Lewes, East Sussex, BN7 1LN**

Asking Price £675,000

## Cluny Street, Lewes, East Sussex, BN7 1LN

A substantial 4 bedroom terraced house on Cluny Street, Lewes, offering three reception rooms, two bathrooms, a double garage, and a south facing patio garden. Located in a sought after cul-de-sac, this property has scope for updating and is offered with no onward chain.

### The Property

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Located in the popular Southover area of Lewes, this four bedroom terraced house on Cluny Street offers a significant opportunity for a family home with potential for updating. Available with no onward chain, the property is ready for new owners.

The interior features three reception rooms, providing flexible spaces. The Lounge has a bay window and a feature fireplace with a wooden surround. These rooms are generously sized, suitable for daily living and entertaining. There is a downstairs cloakroom and useful storage cupboards in the hall for coats and shoes. The Kitchen has ample wall and base storage units and an inset 4-ring gas hob, electric oven and grill, space and plumbing for a washing machine and dishwasher. Wall mounted Potterton gas fired boiler for central heating. The Conservatory has been recently added.

Four good sized bedrooms and a family bathroom with a shower over the bath. The main bedroom has bay window to the front and a fully tiled ensuite shower room. All of the bedrooms have built in wardrobes and one bedroom has a full range of shelving so would make a good study. While the house is functional, it presents an opportunity for modernisation, allowing new owners to update the interiors to their preferences and decorate according to their own taste.

A key feature is the south facing brick paved patio garden which is walled and a gate leads to the garage. This private outdoor space is suitable for outdoor dining or relaxation, benefiting from natural light throughout the day.

The property includes a double garage, a valuable asset in Lewes, offering secure parking, storage, or workshop potential. There are twin metal doors but there is no wall separating them so there is plenty of room.

Situated in a quiet cul-de-sac off Southover High Street, the location provides a peaceful residential setting while being close to Lewes town centre, with its shops, cafes, and restaurants and The Downs.

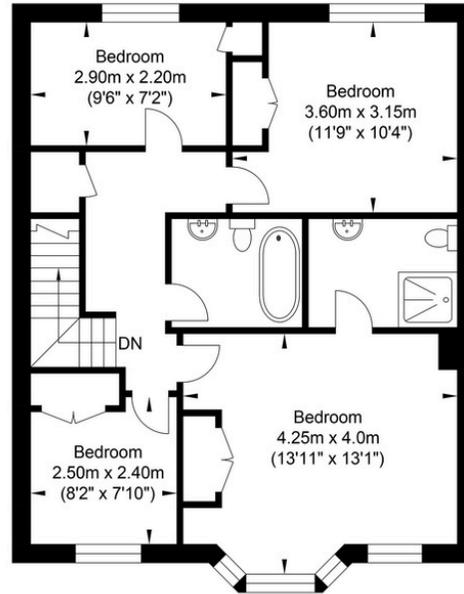
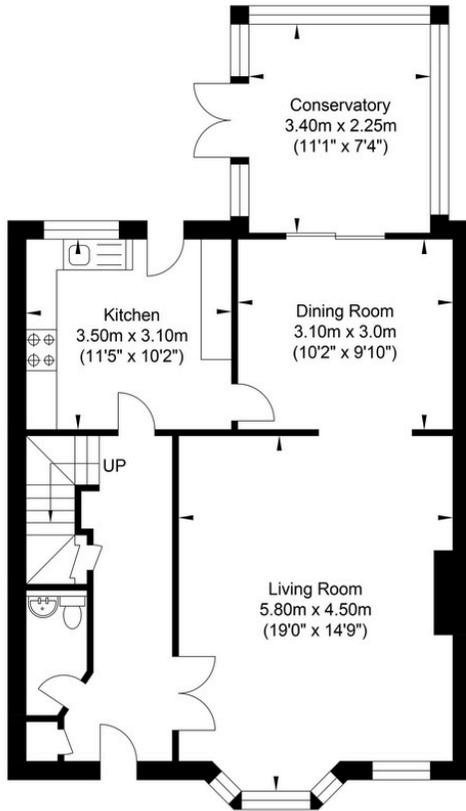
### The Location

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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.



# Cluny Street, Lewes



Ground Floor  
Approximate Floor Area  
761.11 sq ft  
(70.71 sq m)

First Floor  
Approximate Floor Area  
648.84 sq ft  
(60.28 sq m)

Approximate Gross Internal Area = 130.99 sq m / 1409.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

## Agents Notes

Tenure - Freehold  
EPC - D  
Council Tax Band - F



# Oakley

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