



**St. Peters Place, Lewes**



We are delighted to present this lovely 3 bedroom Georgian mid terraced cottage with accommodation arranged over three floors and a private east facing courtyard garden.

St. Peter's Place is one of the prime Lewes locations. This attractive cul-de-sac is renowned for it's high ceiling properties, built for the Marquis of Abergavenny with feature escutcheons to the front elevations. The cul-de-sac is off St. Annes Hill, the most scenic west section of Lewes High Street. The property enjoys close proximity to the Norman Castle and many attractive buildings being situated in the heart of the historic core. The close view of the castle is beautiful both during the day and when lit at night and there are far reaching views towards the South Downs beyond.

Set in a wonderfully convenient location, a 5-10 minute walk will take you to both the town centre and the railway station which benefits from direct trains to Brighton (20 minutes) and London Victoria (1 hour). A bus stop across the road also offers frequent services to Brighton via the Universities,.

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.





The property offers spacious accommodation on the ground floor and boasts distinctively high ceilings throughout. The cosy sitting has a sash window overlooking St Peters Place and features a log burner.

From the sitting room you proceed to an open plan dining/family area that benefits from inbuilt cupboards and a working cast iron fireplace. Adjoining the dining area is a cleverly designed conservatory with slanting glass roof, double doors to the garden and picture window.

Through the dining area at the rear of the property you will find a galley style kitchen which includes an electric oven, gas hob, 1.5 bowl ceramic sink, various base units for storage and space for both washing machine and free standing fridge/freezer. There are also windows to the side overlooking the courtyard garden.

Upstairs on the first floor you will find the master bedroom at the rear of the property which enjoys lovely views. This double room has an inbuilt wardrobe and cast iron fireplace. The second bedroom at the front of the property is a small single, or could also be used as an office or dressing room.

The bathroom has a white suite with shower over bath, sink in vanity unit and

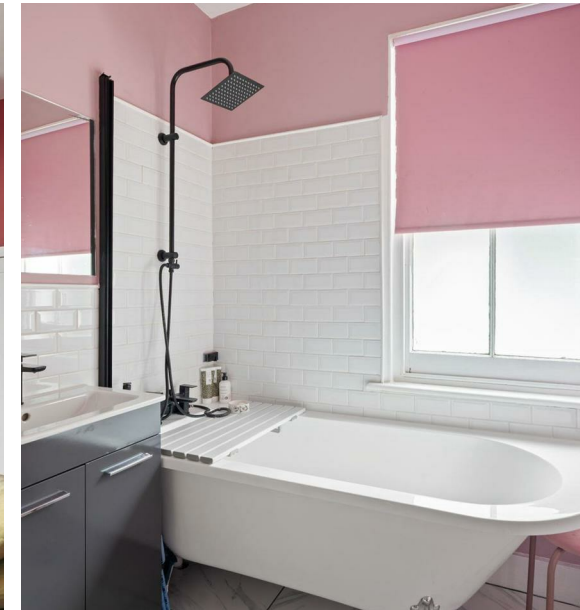




additional storage cupboards and a low level WC. The converted attic bedroom is a good size double with velux windows to the front and rear.

This property features single glazed sash windows, gas central heating and original hard wood flooring. Externally there is a quiet and sunny east facing walled garden with brick paving and mature plants. Viewing is highly recommended. Please contact us today to arrange your appointment.

- 3 Bedroom Mid Terrace Georgian Cottage
- Accommodation over Three Floors
- Desirable Central Lewes Location
- Distinctively High Ceilings
- Log Burner and Working Fireplaces
- Original Floorboards Throughout
- Sunny East Facing Courtyard Garden



draft



Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235285)

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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