



Bakery Cottage, Malling Street, Lewes



Bakery Cottage is a well presented, wonderfully characterful home in the heart of Lewes. Tucked away out of sight at the end of its own private alleyway, this quirky, artisan house is a haven of peace and tranquillity, and yet is a mere stone's throw from the vibrancy of Cliffe High Street.

As well as Cliffe's vast array of independent shops, bars, cafes and restaurants (including the original Bill's restaurant). 3 Superstores, including Waitrose, are all within easy reach, as are the South Downs and riverside walks. Lewes Railway Station, with connections to London Victoria (65 mins), London Bridge (90 mins) and Brighton (20 mins), is approximately 10 minutes walk and has the superb Depot Cinema opposite.

- Charming detached character home
- Tucked away location
- Central Cliffe area of Lewes
- Larger than average private garden with all-day sun
- Two garden offices



Porch

Sitting / Dining  
26'2 x 10'4

Kitchen / breakfast  
15'7 x 11 max - I shaped room

First floor Landing

Bedroom 2  
14 x 10

Bathroom

Second Floor

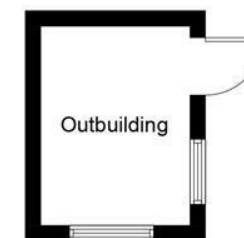
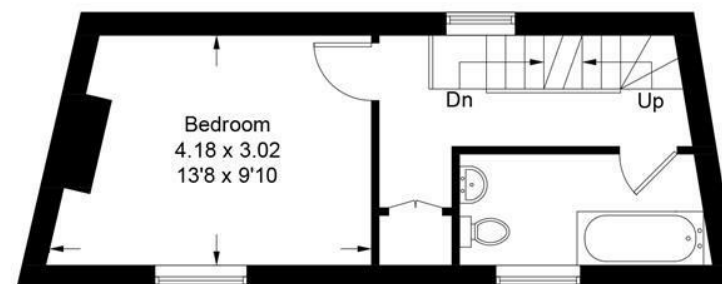
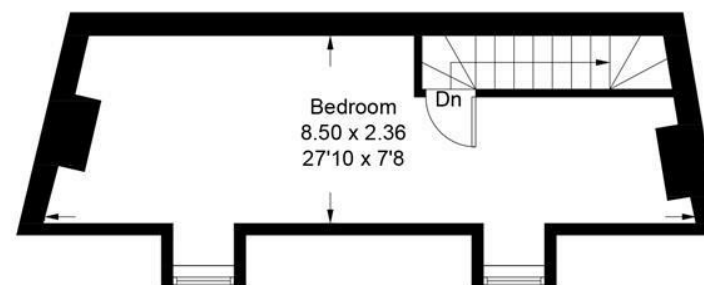
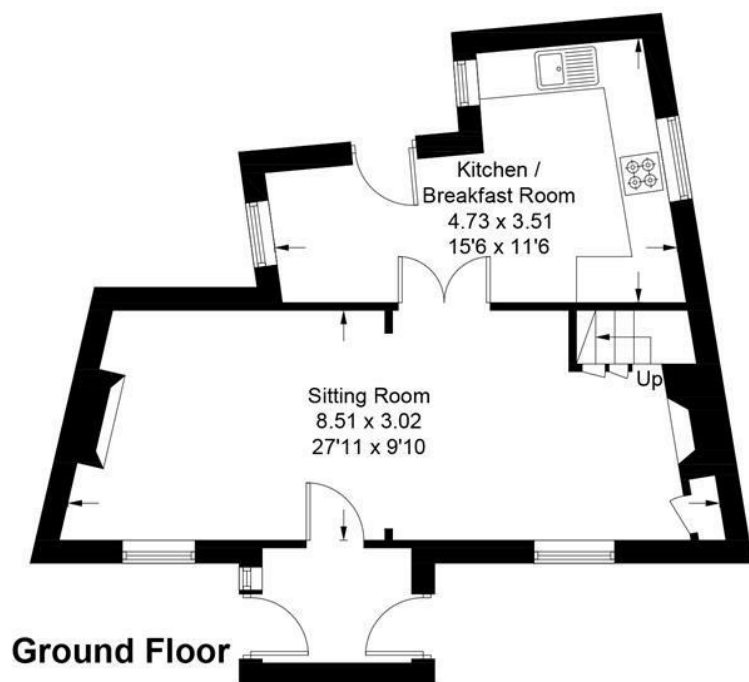
Bedroom 1  
26'5 x 7'10 widening to 9'10

Garden office 1

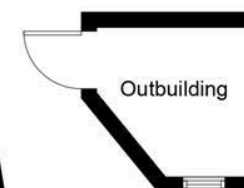
Garden office 2







(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area = 86.06 sq m / 926.33 sq ft

Outbuilding = 8.61 sq m / 92.66 sq ft

Total = 94.67 sq m / 1018.99 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1171562)



t: 01273 477377

e: sales@lewesestates.co.uk

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.

Dating from the 1830s, and once part of the old bakery, the house was originally built atop two converging flint walls behind the houses of Malling Street, resulting in spacious and unusually shaped rooms - making it a truly unique property, even by Lewes standards! It has all its original features, is in good order and has gas fired central heating throughout.

On the ground floor is a modern kitchen/breakfast room, with painted tile flooring, solid oak worktops, and a glazed door to the garden. The cosy yet spacious sitting room features a woodburning stove and wooden floors.

Upstairs are 2 generously sized bedrooms with views over the townscape, and a modern bathroom.

The property further benefits from 2 timber-built garden studios and a good sized, completely secluded garden which, due to its elevation, has sunshine throughout the day.



draft

[www.lewesestates.co.uk](http://www.lewesestates.co.uk)





**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewestates.co.uk](mailto:sales@lewestates.co.uk) [www.lewestates.co.uk](http://www.lewestates.co.uk)