



South Street, Lewes

**Lewes
Estates**

- Detached double fronted town house
- Popular South Street area
- Flexible accommodation over three floors
- Potential ground floor guest suite
- Charm and character
- Light, bright rooms
- Dressing room and study
- Log burning stove
- Four bedrooms



Dining Hall

Sitting Room

Study

Kitchen / Breakfast Room

Cloak / Shower Room

Principal Bedroom with Dressing Room

2 Further Double Bedrooms

Bathroom

Garden



This detached double fronted town house is understood to date from 1784 and has been recently extended by the current owners, and now offers flexible accommodation over three floors.

Features of note include a welcoming dining hall with a log burning stove and a cosy study.

The sitting room is light and bright and has an adjacent shower/cloakroom which provides the potential of a guest suite on the ground floor.

The floors throughout the property have been replaced with either solid or engineered wood and there is a sedum roof (green roof) over the sitting room.

The first floor provides a spacious landing, 2 double bedrooms and a well-appointed bathroom. The principal bedroom is on the second floor, and is approached through a useful dressing room/further study.

Accessed via the kitchen/breakfast room or the sitting room, the garden is terraced over 2 levels. There is a small paved seating area immediately outside the sitting room and steps lead up to the main garden with a further paved seating area and a kitchen garden.

There is a gate to one side of the house which provides pedestrian access from South Street to the rear garden.

79 South Street lies within the Conservation Area and the South Downs National Park, in a sought after position, a short distance from Lewes High Street. The mainline station is 0.7 mile from the property (London Victoria about 1 hour).

Lewes has an excellent range of individual shops and restaurants together with many cultural and recreational facilities.

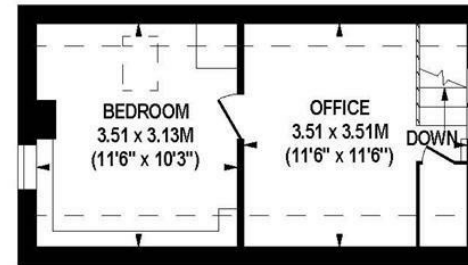
Tenure: Freehold

Energy Performance Rating: C

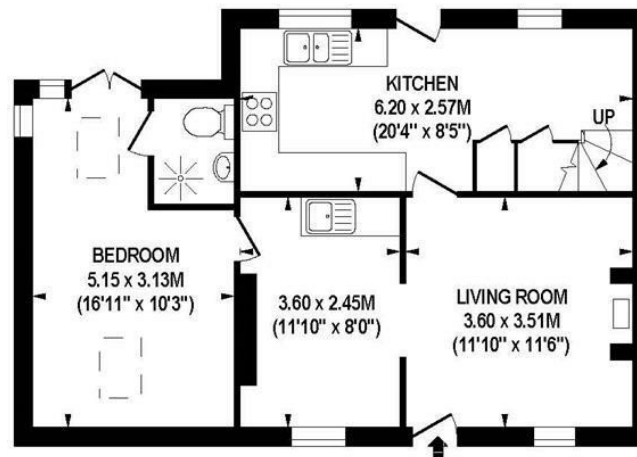
Council Tax Band: F



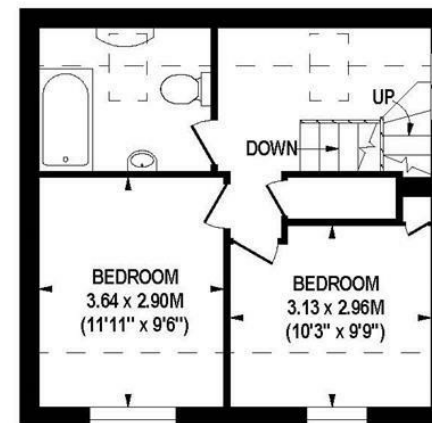
SECOND FLOOR
254 Sq Ft (23.60 Sq M)



GROUND FLOOR
594 Sq Ft (55.18 Sq M)



FIRST FLOOR
394 Sq Ft (36.60 Sq M)



Total Floor Area = 1242 Sq Ft/ 115.38 Sq M
 Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice



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.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk