1 The Fosse, Lancaster Street, Lewes

Lewes Estates

A well maintained end of terrace period property in the heart of Lewes, which could benefit from some modernisation. The property is a few minutes walk from the attractive Pells pond and wetlands/wildlife area. The district comes alive in the summer with the open-air swimming pool and play park and it is an easy 5 minute walk to Waitrose, Tesco or Aldi via North Street. The Fosse houses were erected on the site of a Roman camp that formerly occupied the area and the adjoining churchyard.

Lewes` historic town centre has many iconic period buildings and attractions as well as a vast range of independent shops, cafes, restaurants and public houses. The superb Depot Cinema and neighbouring main line Railway Station are approximately 10 minutes walk, with trains connecting to Brighton (20 mins), London Victoria (65 mins) and London Bridge (90 mins). Excellent walks close by can be enjoyed along the riverbank and up to the South Downs in several directions.

- A 3 double bedroom end of terrace period property in central Lewes
- Situated near the attractive Pells pond and wetlands/wildlife area
- Well maintained throughout
- Brick fireplace with room for log burner
- Sold with no chain

Hallway

Sitting Room
12'2" x 11'0"

Dining Room
13'5" x 11'1"

Kitchen
16'2" x 9'6"

Cellar
16'2" x 11'11"

Bedroom 1
16'2" x 11'3"

Bedroom 2
16'2" x 11'2"

Bathroom

Bedroom 3
15'1" x 14'11"

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
Cellar = 18.1 sq m / 195 sq ft
Total = 146.3 sq m / 1575 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160275)

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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.

External features of this charming terrace include a front patio garden with plant beds and flint walls. To the side of the property is a path to the rear garden, with flower beds enclosed by trellis and a brick gate, with access rights to the rear of No2-No4 The Fosse.

The entrance to the property is via the front garden through the porch to the ground floor, which consists of a furnished hallway, a living room with brick fireplace and room for a log burner, and a dining room leading into a kitchen/diner with access to west facing back garden on both sides. The basement is equipped with lighting and ample storage space, creating excellent potential for further use.

The first floor landing boasts a beautifully presented study area, leading into a large bathroom with separate airing and WC area, a double bedroom with inbuilt storage cupboard and fireplace, and a further double bedroom. The second floor stairway features eaves storage and finally a spacious double bedroom with fireplace.

draft

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