



Lancaster Street, Lewes

**Lewes
Estates**

LEWES

Offers In Excess Of £335,000

- Share of Freehold
 - First & Second Floor Maisonette
 - Popular Pells Area of Lewes
 - Walking Distance to Town Centre
 - Private Entrance
 - 2 Double Bedrooms
 - Master Bedroom with En-Suite Shower Room
 - Fitted Kitchen
 - Modern Bathroom
 - Front Courtyard
-

Located in the central and desirable Pells area of Lewes we are pleased to offer sale this well presented 2 Double Bedroom, 2 Bathroom Maisonette with its own entrance and Garden. This spacious Edwardian property retains much of the original features including Sash Windows, Fireplaces and Panelled Doors. A Private front door opens to reveal a staircase leading to the first floor. Panelled doors then open to the principle rooms and stairs continue to the second floor. The first floor Living Room is a particular feature to the property benefiting from 3 windows, flooding the room with an ambiance of natural light and offering views along Sun Street and Brac Mount in the



distance. The 16ft Living room further benefits from an ornate Fireplace and fitted cupboard with panelled doors.

The Kitchen has been finished with an array of fitted cupboards and drawers, features a Modern Central Heating Boiler, and benefits from Views over the Churchyard to the rear.

The Bathroom is a modern white suite comprising of a Bath with Shower over, WC and Wash Hand Basin.

Bedroom 2 features a Sash Window to the rear, an Ornate Fireplace and Fitted Wardrobes.

To the Second Floor we find a a useful walk in Attic Room off of the landing which is as yet un-developed. And Bedroom 1.

Bedroom 1 has a Vaulted Ceiling, and Ornate Fireplace and Sash Window to the rear over looking the churchyard. Bedroom 1 also benefits from the luxury of an EnSuite Shower Room, comprising of a shower enclosure and Wash Hand Basin.

To the Outside we find a privately owned Front Garden which has been laid to pebble stone with planting to the borders and Bay Tree to the centre.

No Onward Chain. Gas Central Heating. EPC Rating D

Share of Freehold property with an Ad Hoc Service Charge, due to there being no communal areas.



directions

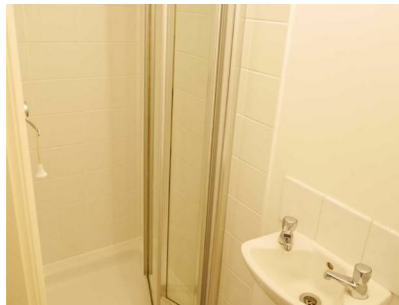
From our office in the High Street turn right and at the traffic lights turn left into Fisher Street and at the end of the road turn right into West Street. Then almost immediately take the first turning on your left into St John Street, at the bottom of the road turn left into Lancaster Street and the property can be found a short distance along on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



draft

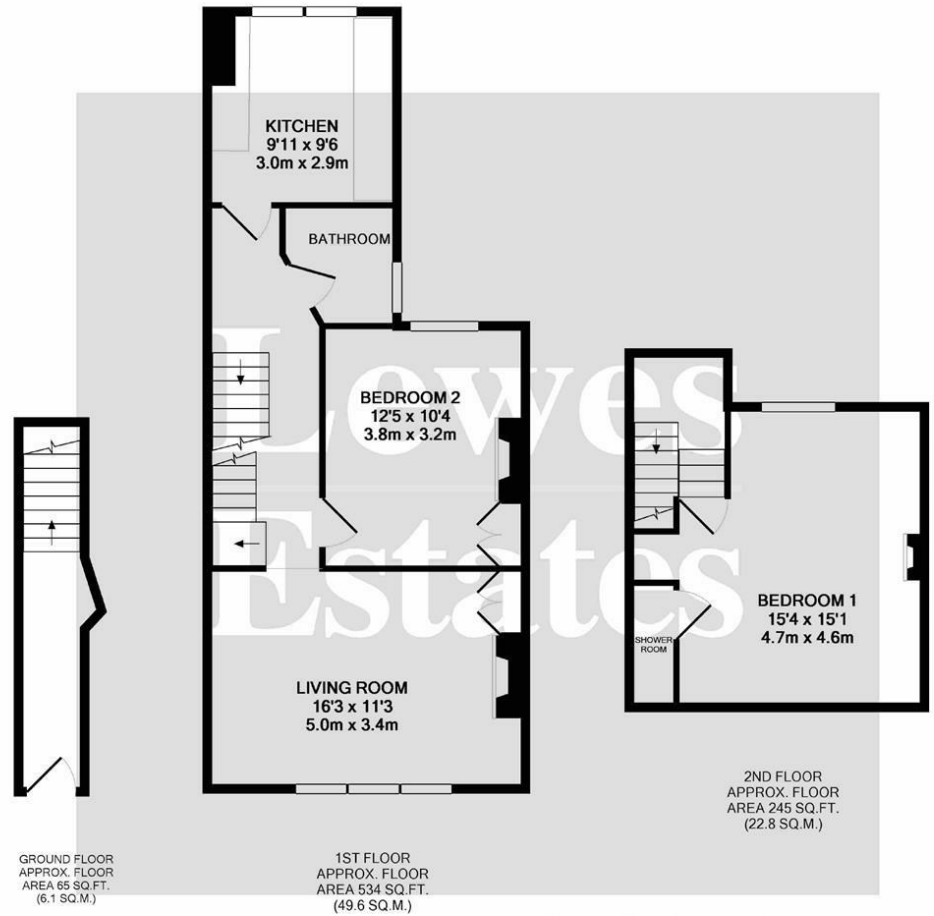
Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture.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



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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