Station Street, Lewes

# LEWES

**£700,000**

- Grade II Listed Georgian Town House
- Central Lewes
- Potential Family Home
- In need of modernisation
- New roof recently done
- Large commercial property available next door for £425,000

A rare opportunity to modernise a beautiful Grade II Listed Georgian Town House located in the heart of Lewes.

The property needs major modernisation throughout although has the benefit of a new slate roof and has had various roof windows replaced.

The property, formerly called St Marys House is set over four floors and once modernised would consists of a kitchen /dining room on the lower ground floor, entrance hall and sitting room on the ground floor with access into the rear sunny courtyard style garden.

The first floor has two bedrooms and a bathroom, the second floor offers three more rooms - ideally two bedrooms and a bathroom.

Viewings are highly recommended to appreciate the scope of this house and how much of a lovely family home is would make.

Agents Note - A separate large commercial property is available next door with and asking price of £425,000

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.

t: 01273 477377
e: sales@lewesestates.co.uk

**Entrance Hall**

**Likely use - Sitting Room**

**Cloakroom**

**Lower Ground Floor**

**Likely use - Kitchen / Dining**

**1st Floor Landing**

**Likely use - Bedroom 1**

**Likely use - Bedroom 2**

**Bathroom and separate WC**

**2nd Floor**

**Likely use - Bedroom 3**

**Likely use - Bedroom 4**

**Likely use - Bathroom 2**

draft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID875399)

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

Leweshousesale.com LTD company number 10920678 Trading as Lewes Estates
Registered Office Address 30 New Road, Brighton, East Sussex, BN1 1BN