



East Street, Lewes

**Lewes
Estates**

This delightful property is situated in the heart of the historic town of Lewes with all its wonderful local amenities, including many shops and restaurants. The property is also within easy walking distance of the mainline railway station (Victoria 65 mins), making commuting to London relatively easy.

Lewes is a thriving county town and together with Brighton and Hove provides excellent recreational and cultural facilities. The internationally acclaimed Glyndebourne Opera House is about 2.5 miles to the east, Royal Tunbridge Wells lies some 12.3 miles to the north.

The South Downs National Park provides wonderful opportunities for walking and recreation.

Lewes has some excellent state schools, and there are many well respected and established private schools in the area, including Lewes Old Grammar School, Brighton College, Burgess High School and Hurstpierpoint College.

- Georgian family home
- Central Lewes location
- Larger than average garden
- Extended previously
- Character features throughout
- Four double bedrooms
- Useful cellar
- Very large bathroom
- Great extended kitchen / dining / family room overlooking the garden



Front Door

Hallway

Living Room
20'10 x 11'4

Kitchen / Dining / Family
20'8 x 13'11

Cellar
14'1 9'11

First Floor Landing

Bedroom
14'7 x 10'8

Bedroom
14'4 x 8'7

Bathroom
9'11 x 8'5

Second Floor Landing

Bedroom
14'6 x 10'10

Bedroom
9'11 x 8'5

Third Floor Bedroom
15 x 14'5

Rear Gardens



A centrally located Georgian townhouse which offers character and space throughout. This charming family home has retained many of its original Georgian character features as well as the addition of modern heating and electrics.

This property was completely refurbished from top to bottom when there were still grants to look after grade II listed properties. The work was done behind the scenes and managed to keep all of the original features of this central Lewes home.

At every turn you come across the history of the house, from the brick floored dining area, to the fitted Georgian wardrobe and chest of drawers in the top bedroom.

You enter into a hallway with original plasterwork and architraves with stairs ascending to the first floor. The ground floor offers a comfortable double aspect sitting / dining room with brick floors at one end and exposed floorboards to the other. This room also benefits from a cast iron wood burner.

The kitchen is a real hub of the house - benefitting from side and rear extension over the years. The kitchen is well fitted with a terracotta tiled floor and offers a vaulted glass ceiling above one side along with French doors opening onto the rear garden. You can also access the very useful cellar from the ground floor - ideal for storage and with potential for other uses.

The first floor is currently used as two bedrooms and a very spacious family bathroom all with original floorboards and doors, architraves and door handles. The front bedroom has been used as a further sitting room in the past when only three bedrooms were required.

The second floor comprised of two more bedrooms - one with original fitted Georgian chest and wardrobe.

The final double bedroom is found on the third floor and offers fantastic townscape views.

The rear garden is a delight - much larger than the average town centre garden and landscaped with gravel pathways and mature planting. It also has a very useful rear gate into Little East Street.

This is a delightful family home, full of character and charm - one not to miss!

Tenure: Freehold
Grade II Listed
Council Tax Band: E





Approximate Gross Internal Area = 146.4 sq m / 1576 sq ft

Cellar = 14.6 sq m / 157 sq ft

Total = 161 sq m / 1733 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064882)



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