Mill Road, Lewes

Lewes Estates

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafés, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track, tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk, as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

- Modernised Victorian home
- Two bedrooms and a further loft room
- Sitting room and dining room
- South west facing rear garden with garden studio / cabin
- 50ft walk to the South Downs National park from your back gate
- Great condition throughout
- Modern kitchen
- Bathroom with bath and shower

Front Door

Hallway

Sitting Room
10'11 x 10'9

Dining Room
14 x 11

Kitchen
13'1 x 7'9

1st Floor Landing

Bedroom 1
1`4'1 x 10'11

Bedroom 2
10'10 x 8'5

Bathroom & Shower

Useful attic Room
13'1 x 11'4

Gardens

Garden Studio
11'6 x 9'6

Nestled in the picturesque Mill Road in Lewes, this delightful period house boasts a prime location with stunning views and convenient access to the South Downs.

The property exudes charm with its two reception rooms featuring cosy working fireplaces, perfect for those chilly evenings. Inside, you'll also find two spacious double bedrooms along with a versatile loft room, ideal for accommodating guests or setting up a home office. The period-style family bathroom is a luxurious retreat, complete with a claw foot bath and a generously sized walk-in shower.

Step outside into the lovely rear garden, complete with lush lawns spread across two levels. The charming summer house not only offers additional storage space but also presents a wonderful opportunity to create your own studio or workshop, allowing you to explore your creative side right at home.

You are also right on the edge of the South Downs National park - a 50ft walk out of your back gate!

Don't miss out on the chance to make this enchanting property your own and enjoy the best of both worlds - a tranquil retreat with easy access to nature and modern amenities.

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

draft

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
Garden Studio = 10.1 sq m / 109 sq ft
Total = 102.3 sq m / 1101 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1086330)

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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.

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