

High Street, Lewes

Lewes Estates

We are pleased to present St Anne's Cottage. A unique opportunity to acquire a four bedroom, two reception room end of terrace residence of considerable charm and character in excellent condition. Situated in a highly convenient historic location in the heart of Lewes on St. Annes Hill, this home occupies the most scenic section of Lewes High Street with a wide array of amenities and landmarks on your doorstep.

A 5-10 minute walk will take you to both the town centre and the railway station which benefits from direct trains to Brighton (20 minutes) and London Victoria (1 hour) and a bus stop just outside offers frequent services to Brighton via the Universities,.

The county town of Lewes offers an excellent range of facilities within easy walking distance. There is an abundance of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and and sports facilities. The independent Depot cinema is less than 10 minutes on foot, there are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within a 15 minute walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes town.



Accommodation in this lovely home is arranged over three floors, well presented and retains a number of period features including an open fire with ornate cast iron fireplace, parquet floors and exposed painted beams. There are also internal oak doors, double glazing on the rear elevation, and gas central heating throughout.

The front door opens into an entrance lobby with storage cupboard and door to the dining room where the principal rooms are accessed from. Double doors create a division between the dining room and the living room which houses the open fire with it's decorative painted tiled insert. French doors offer views over, and access to, the rear garden.

The modern kitchen comprises a range of wall and base units, range with five ring gas hob and extractor over, integral appliances including a fridge, freezer and dishwasher. There is also space and plumbing for a washing machine and tumble dryer. Two Velux roof windows provide an abundance of natural light and double doors lead you out to the rear garden. The ground floor also offers









a cloakroom with WC and and compact wash hand basin.

Stairs ascend from the dining room to the first floor landing where you will find bedrooms one and three (which enjoy far reaching Downland views), bedroom 4, and a family bathroom with a modern white suite including corner shower enclosure with rainfall shower, free-standing roll top bath with 'claw feet' and a high back, wash hand basin and low level WC. The second bedroom occupies the second floor and benefits from an en-suite shower room and eaves storage.

Externally, the rear of the property is south facing making this home particularly light and bright with magnificent, far reaching views from the upper floors. The garden is a delightful feature being of a good size with a paved terrace adjacent to the property providing ample space for al fresco dining and entertaining. The remainder of the garden is laid to lawn, has flowerbeds to the borders and includes a storage shed and quince tree.

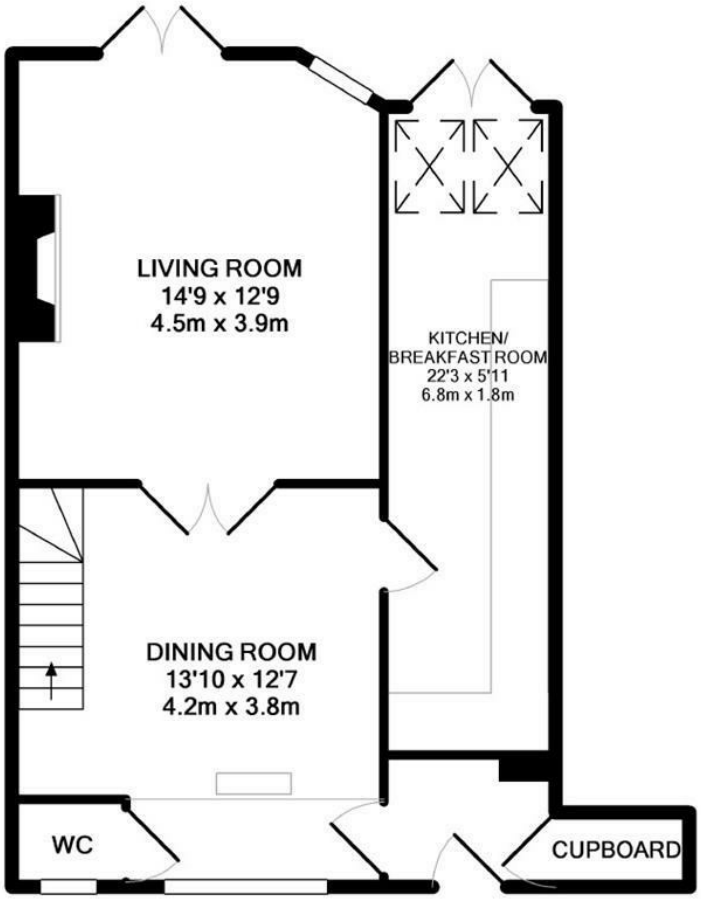
This is property is being sold with no onward chain and internal viewing in highly recommended. Please contact our office by phone or email to arrange your appointment.

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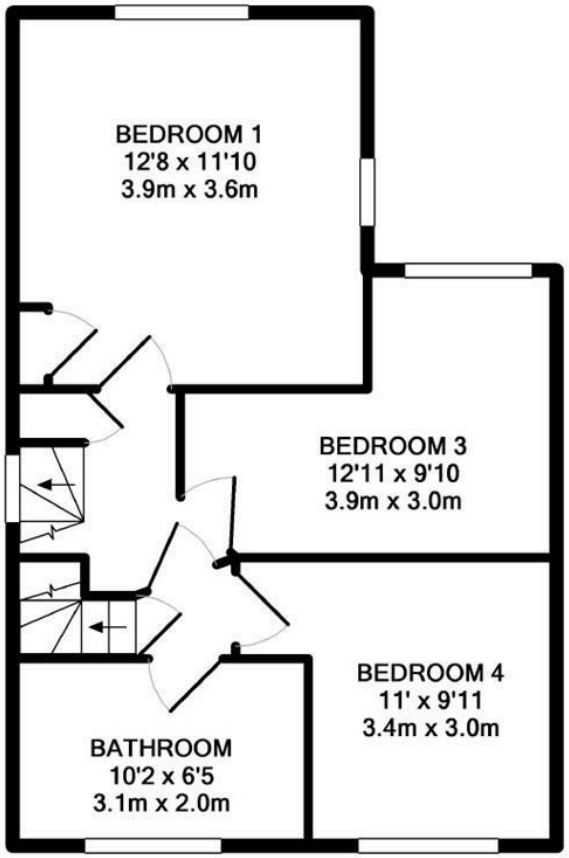




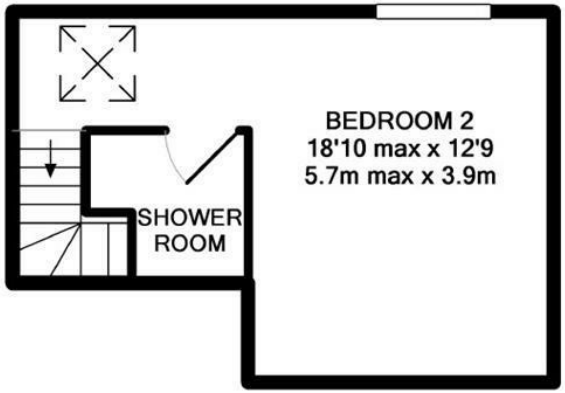




GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 SQ.M.)

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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