High Street, Lewes

LEWES

Offers In Excess Of £325,000

- Newly Refurbished
- 3 Double Bedrooms
- Family Bathroom
- En Suite Wet Room
- Open Plan Kitchen and Living Room
- Character Features including Fireplaces and Exposed Floor-Boards
- Enclosed Front Garden No Onward Chain
- Popular and Desireable Village

A rarely available 3 Double Bedroom Townhouse located in the Heart of Barcombe with No Onward Chain.
The property has been recently refurbished whilst retaining many of the Original and Character Features.
The front door opens into an Entrance Hall with under-stairs storage.
The Open Plan Kitchen and Living Room is a particularly glorious room with a ceiling height extending over 11 feet. Impressive Windows flood the dual aspect room with Natural Light. The Kitchen area is finished with a modern fitted kitchen with block-wood work-surfaces over. The

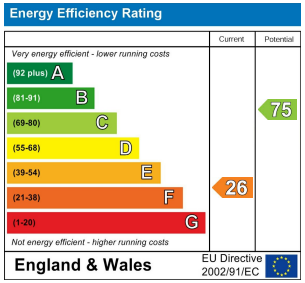
Living Area features Exposed Floor-Boards and a Fireplace with an Ornate Cast Iron Fire.
A Ground Floor Cloakroom completes the ground floor accommodation.
To the First Floor we find Bedrooms 1 and 3 and the Family Bathroom.
All 3 Bedrooms are freshly decorated and newly carpeted and benefit from Far Reaching Views over Barcombe and the Countryside beyond.
Bedroom 1 features an Ornate Fireplace and benefits from being Dual Aspect.
The fully tiled Family Bathroom is finished in a modern white suite comprising of a Bath with Shower over with glass screen door, a WC and Wash hand Basin.
A Space Saver Staircase then leads from the first floor landing to the second floor.
Bedroom 2 with a fully tiled En Suite Wet Room, occupies the entire top floor of the property enjoying Far Reaching Views from three sides.
To The Outside we find a modest Front Garden enclosed by a painted picket fence and a reclaimed brick laid pathway.
Barcombe Villages offers an array of amenities including a Village Shop, Primary School, Public Houses, Modern Village Hall which is available for hire, Sports and Recreation Field, and a Business Hub at nearby Spithurst. EPC Rating F

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

directions

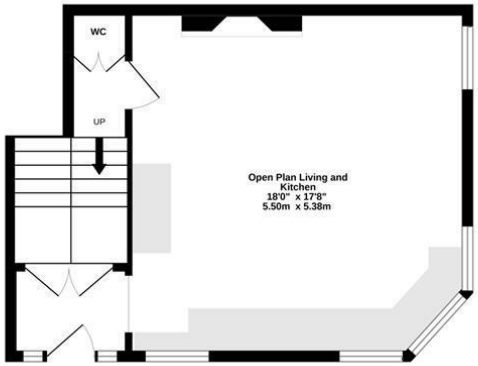
From our office in the High Street turn left, proceed up St Anne's Hill & into Western Road. At the forked junction turn right into Spital Road & at the main road junction turn right & follow the Haywards Heath road towards Cooksbridge & Barcombe. Pass through Cooksbridge, over the railway line & turn right at the forked junction following the signs to Barcombe Village. On reaching the village proceed over the hump back bridge & continue into the High Street. The property can be found at the end of the High Street on the right hand side.



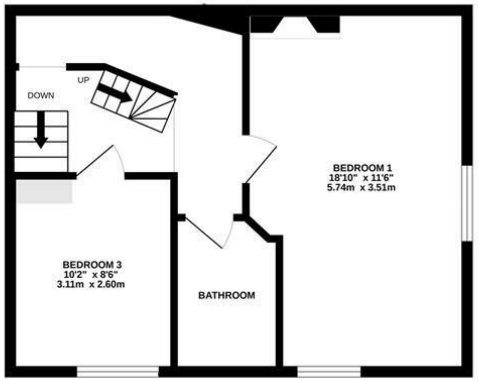
draft

www.lewesestates.co.uk

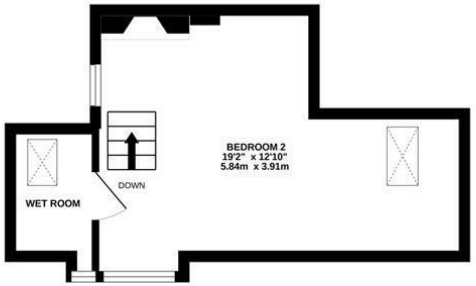
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

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