



4 Foundry Cottages, Lewes

- Unique detached character property.
- Prime central location in quiet cul de sac.
- Recently renovated.
- 32 ft open plan living area.
- Modern fitted kitchen.
- Two double bedrooms both with en suite shower rooms.
- Underfloor heating throughout.
- Charming courtyard garden
- Chain free
- Great investment



Front Door

Hallway

Bedroom 1
11'9 x 9'2

En-suite Shower Room

Bedroom 2
11'3 x 9'4

En-suite Shower Room

Second Floor Living Space

Sitting Room
16 x 11'5

Kitchen / Dining Room
16 x 11'5

Private Front Garden



A unique and charming former fisherman's cottage located in a prime central location close to the pedestrianised Cliffe High Street in central Lewes with its quirky independent stores, antique shops and all modern amenities, and with the mainline railway station only a short walk away.

This character home benefits from a tucked away cul-de-sac. position and was recently renovated to a high standard throughout. The main living space offers a loft style 32 ft open plan kitchen and living area with vaulted ceiling incorporating Velux windows - creating a light, bright and social space.

There is a modern fitted kitchen with a range of units, block wood worktops, integral oven, dishwasher and butler style sink and plenty of room for a large dining table.

On the ground floor is the entrance hall and two double bedrooms, with fitted wardrobes, both with en-suite shower rooms. The property has wooden floors throughout with under floor heating in all areas.

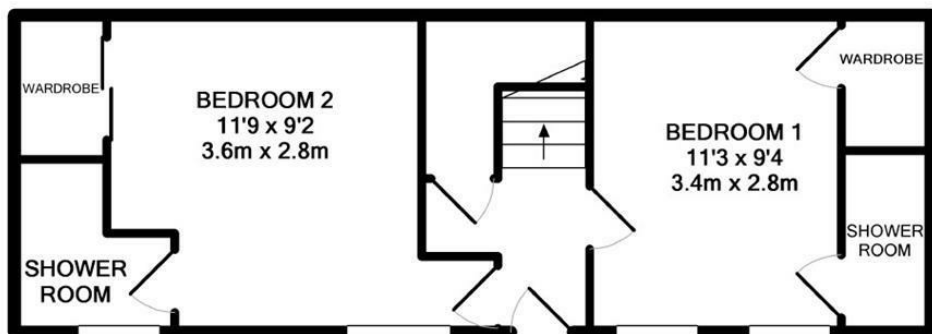
The courtyard garden is mature and offers planted borders and a paved area to sit out, eat and be merry! The property has been used as a holiday home and generates £250 per night of income - a great investment or home. Offered chain free.

Energy Performance Rating: E
Council Tax Band: D
Tenure: Freehold

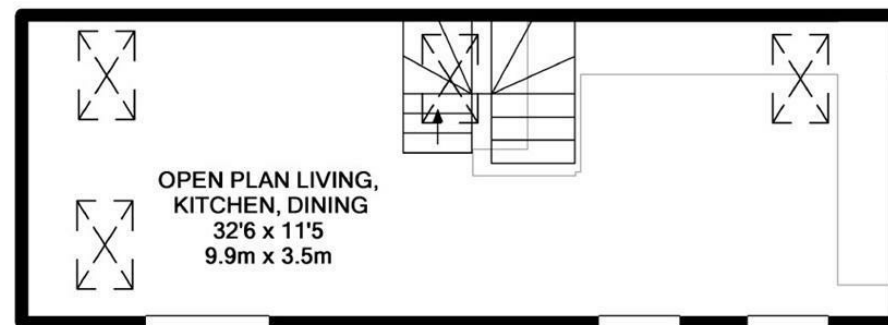


draft

www.lewesestates.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 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
Made with Metropix ©2018



t: 01273 477377

e: sales@lewesestates.co.uk

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.



**Lewes
Estates**

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