



Church Row, Lewes

**Lewes  
Estates**

## LEWES

### Offers In The Region Of £450,000

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- 2 Bedroom Character Cottage
  - Situated in the Sought After and Central, Pells area of Lewes
  - Living/Dining Room with Feature Fireplace
  - Modern Kitchen
  - Modern Bathroom
  - Roof Terrace
  - Courtyard Garden
  - Recently Refurbished
  - Within Easy Walking Distance of Lewes High Street and Mainline Railway Station
  - Located on a Non Through Road
- .....

A Beautifully Presented 2 Bedroom Cottage in the Pells area of Lewes in the heart of Lewes town centre, positioned on a non through road. Having been Refurbished by the current owners, the Character Property now benefits from a Modern Kitchen and Bathroom and also Double Glazed Timber Sash Windows and a Modern Gas Central Heating Boiler. The front door opens into the Through Living/Dining Room. The Living Area features an Ornate Fireplace and Views to the Church. The Dining Area opens onto the Kitchen and a door provides Views and Access to the Rear Garden. The recently refurbished Kitchen has been cleverly designed to incorporate space for kitchen



appliances with a feature window providing views over the rear garden. Stairs lead up from the Dining Area to the first floor.

Bedroom 1 features a view over the neighbouring Church and benefits from two Fitted Wardrobes. The Bathroom has been updated in recent years a features a modern white suite with tiled surrounds, incorporating a Bath, Wash Hand Basin and WC.

A Generous Roof Terrace has been formed over the Kitchen providing Elevated Views over the Church Yard and the Lewes Townscape. To the Second Floor we find Bedroom 2 which benefits from a head height of apx 6'11. Bedroom 2 features exposed timbers and a window overlooking the rear.

To the Outside the Courtyard Garden has been laid to brick with raised flower beds to 3 sides. The Garden is enclosed by a Brick and Flint wall. Located in the sought after Pells area of Lewes the property is well positioned alongside St Johns Sub Castro Church and is within easy walking distance of the town centre and railway station but also conveniently located for the Pells Open Air Swimming Pool, Pond and River Walks. EPC Rating D

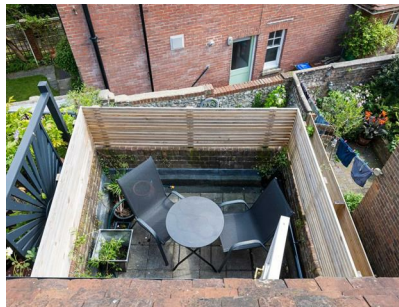


## directions

On Foot. From our office in the High Street turn right and immediately turn right into Fisher Street. At the end of the road turn left and take the second right into Abinger Place. The property can be found at the end of the road alongside the Church.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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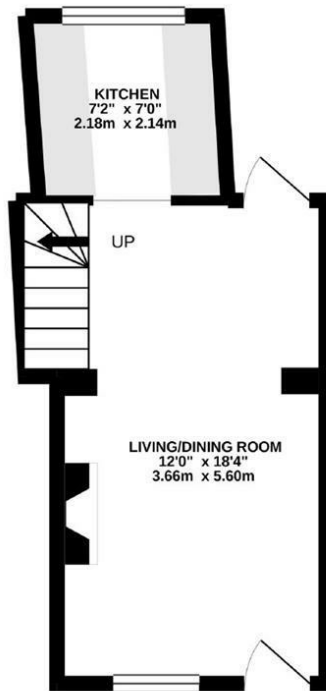


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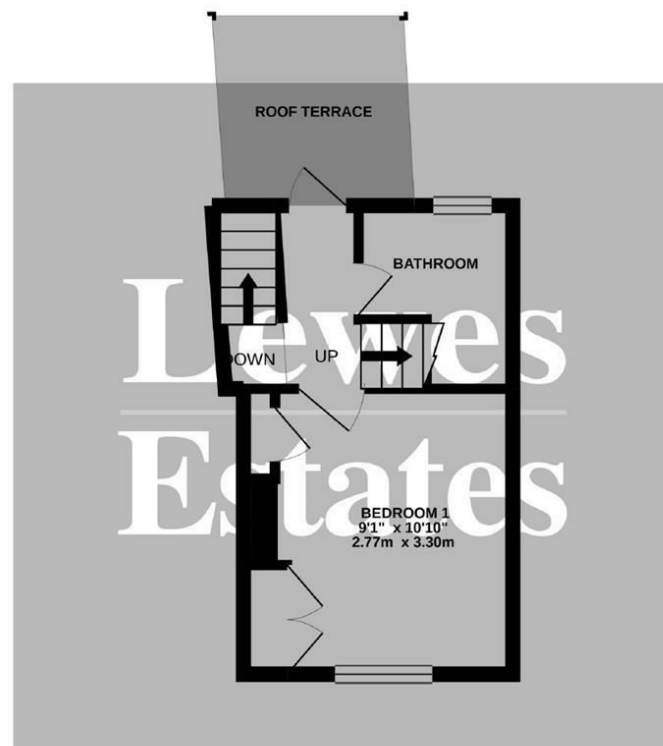
e: sales@lewesestates.co.uk

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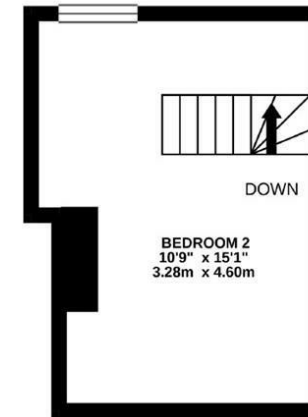
GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



2ND FLOOR  
151 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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.  
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