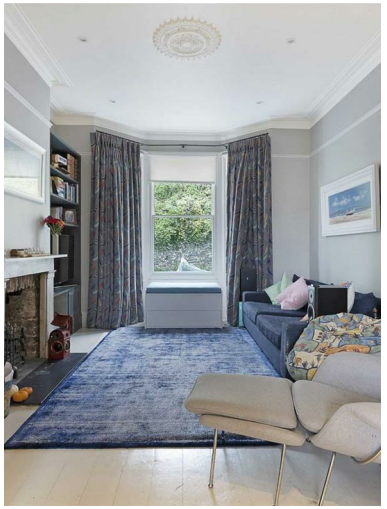
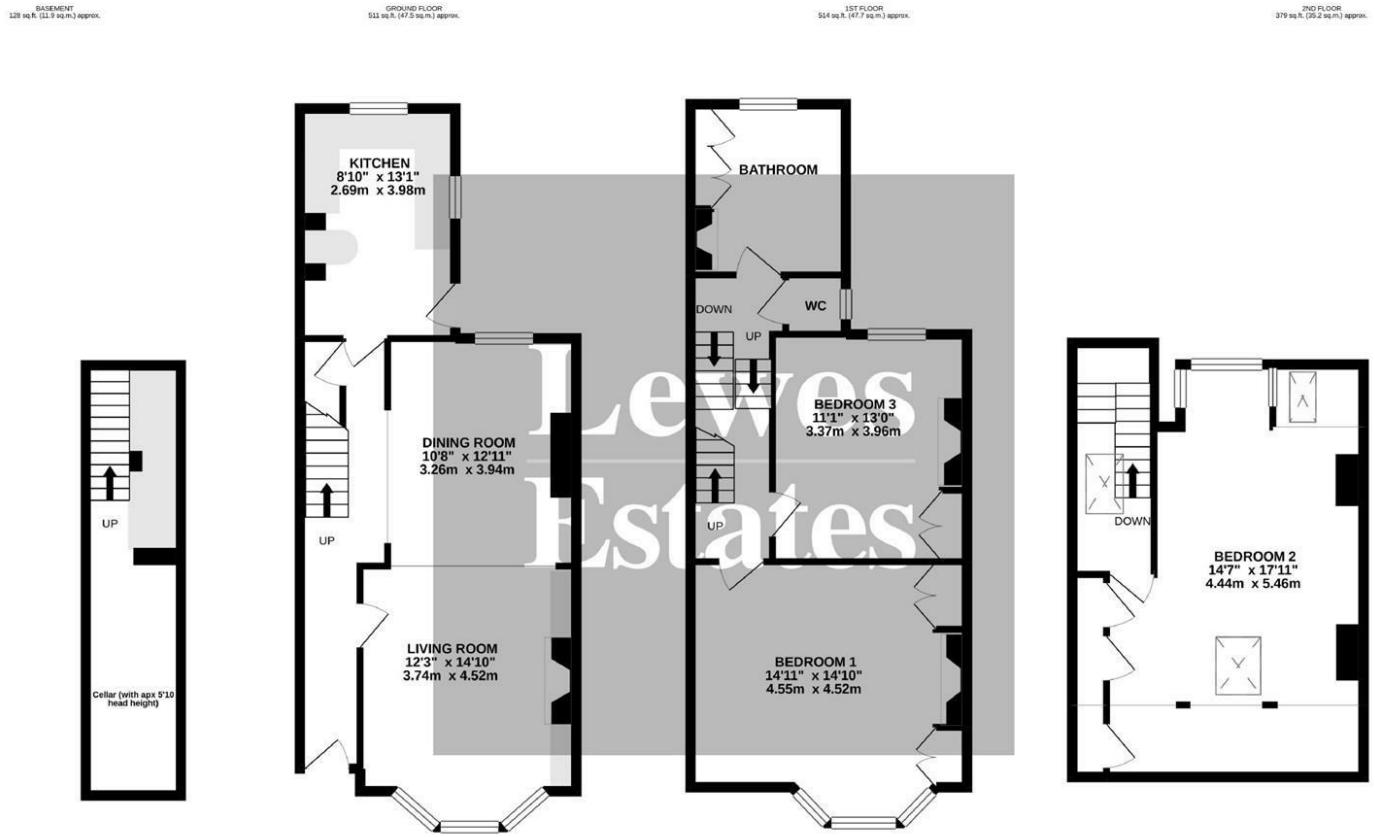
St Johns Hill, Lewes

Lewes Estates

- Extremely Well Presented 3 Bedroom Victorian Property
- Located in the Popular Pells Area of Lewes
- Bespoke Fitted Kitchen
- Modern and Stylish Bathroom
- Living Room with open Fireplace
- Dining Room with Views onto Garden
- Westerly Facing Rear Garden
- Far Reaching Views over the South Downs and local Church
- Character Features Throughout

A Truly Stunning Example of a 3 Bedroom Victorian Home Located in the Popular and Desirable Pells area of Lewes.
The Property boasts a wealth of Character with Period Features Throughout such as Impressive Ceiling Heights, Sash Windows, Fireplaces, Exposed Painted Floorboards, and Decorative Ceiling Roses and Cornices.
The Pells Area is a popular residential area which is within striking distance of both Lewes High Street and Mainline Railway Station, but also Local Parks with Recreational Facilities, Wildlife Pond, and River Walks.
A restored chequerboard tiled path leads through the pretty front garden to the front door which opens into an Entrance Hall. A Beautiful Staircase then leads to the first floor and doors and large openings lead to the reception areas.
The Living Room features an Impressive Ceiling Height of approximately 9'11, the Bay Window allows for an abundance of Natural Light. The Living Room enjoys a wealth of character features including an Open Fireplace with Marble Surround, Exposed Floorboards, Picture Rails, Panelled Door and Ceiling Rose and Cornices.
The Dining Room is open to the Living Room and Entrance Hall helping create a semi open plan living space suitable for modern family living. The Dining Room features a Picture Rail, Exposed Floorboards and a Sash Window with Views over the Courtyard Garden.
The Bespoke fitted Kitchen has been Beautifully Crafted with painted cupboards and drawers in a contemporary colour with exposed timber work-surfaces. The Kitchen incorporates and Breakfast Bar and enjoys views over the Courtyard Garden.
Upstairs we find Bedrooms 1 and 3 and the Stunning Family Bathroom.





TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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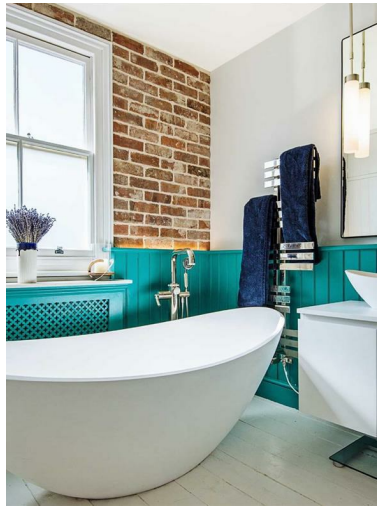
The Bathroom has been cleverly designed to incorporate a Freestanding Shower and separate Contemporary Designer Bath. The Bathroom balances contemporary and traditional character with an Exposed Brick Wall, Painted Exposed Floorboards and Painted Panelled Walls in Part.
Bedroom 1 is an Impressive Room with Views over St Johns Church. The Bedroom benefits from Fitted Wardrobes and features an Ornate Fireplace.
Bedroom 3 enjoys views to the rear, with an Ornate Fireplace, Exposed Floorboards, Picture Rail and Fitted Wardrobe.
To the second floor we find Bedroom 2. Bedroom 2 is a Dual Aspect Room with Views over the Townscape and South Downs to the rear and of the Church to the front.
To the Outside we find the Westerly Facing Courtyard Garden which benefits from Gated Access to the rear. The Garden is mostly laid to flagstones with established flower beds to the boarders and is enclosed by a bungaroosh wall and trellis fenced boarders.
EPC Rating E



directions

By car: From our office on the High Street turn left at the traffic lights and proceed into Fisher Street. At the end of the road turn left into Mount Place, and take the right hand turning after the zebra crossing into St Johns Terrace, continue down St Johns Hill, the property can found towards the middle of the hill on the left hand side.

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