



Friars Walk, Lewes

- Completely modernised Georgian family home
- Three double bedrooms
- Large well-equipped bathroom
- Open plan sitting / dining room
- Doors to rear south facing garden
- Central Lewes location
- Cellar and ground floor WC
- Beautifully presented throughout



FRONT DOOR

HALLWAY

SITTING ROOM

DINING ROOM

KITCHEN

WC

CELLAR

1ST FLOOR LANDING

BEDROOM 1

FAMILY BATHROOM

2ND FLOOR LANDING

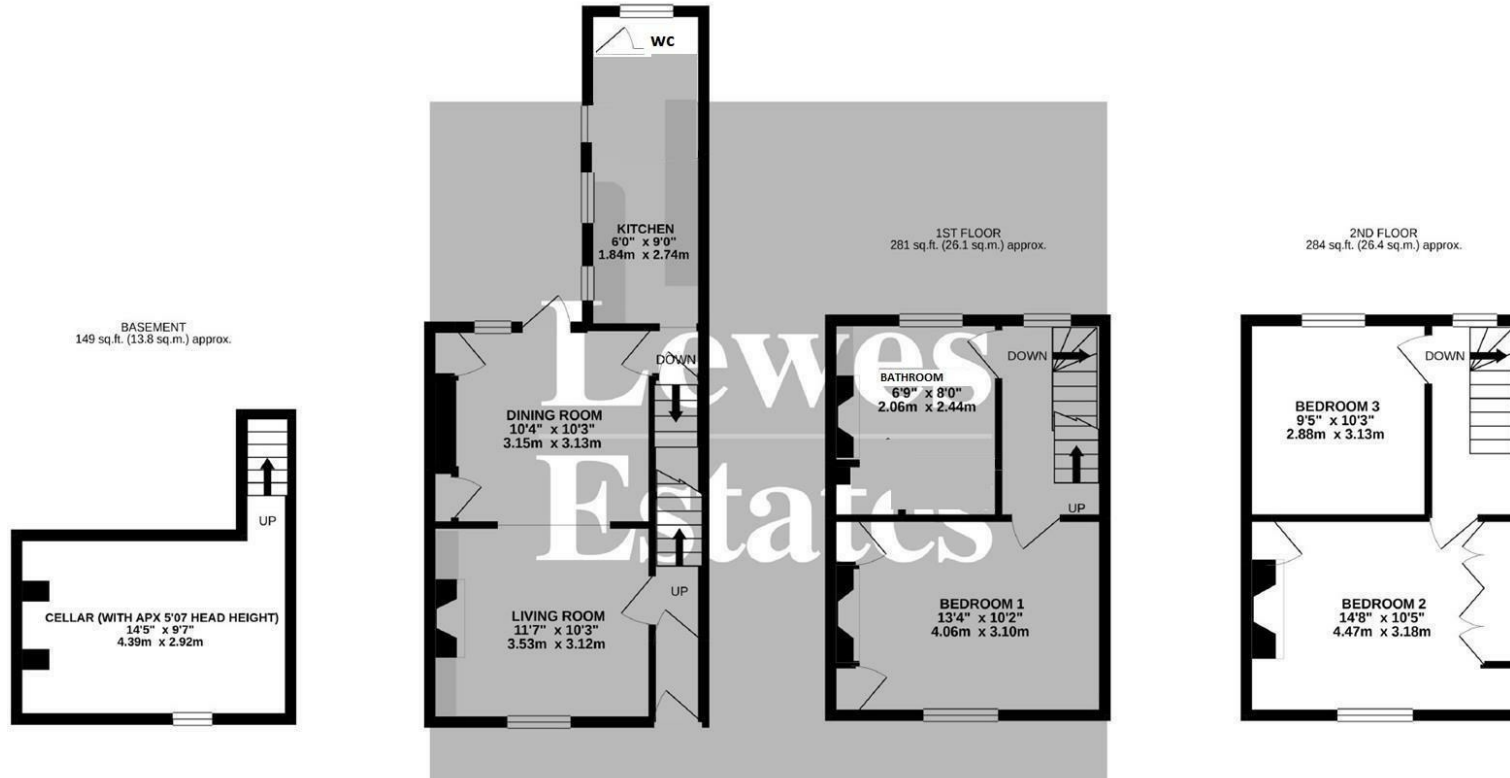
BEDROOM 2

BEDROOM 3

REAR GARDEN



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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A recently modernised Georgian home in the heart of Lewes town centre - the house has undergone a full refurbishment including heating, electrics, kitchens and bathroom, interior décor and improvements to insulation.

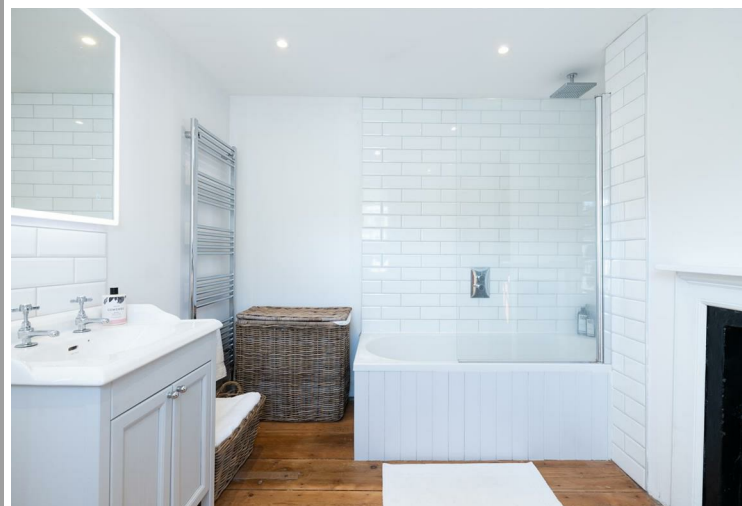
Decorated neutrally throughout this is a great home with a sunny rear garden. The accommodation comprises an entrance hallway, open plan sitting / dining room with French doors opening onto the rear garden. A WC off the kitchen and a door to access the useful cellar.

The first floor has a large double bedroom and a spacious well-fitted bathroom. The second floor has two additional bedrooms.

The rear garden has been landscaped to offer a low maintenance paved garden with raised beds and a sunny aspect.

Occupying a prominent position within Friars Walk, part of a cordial, supportive and friendly community, with all of the town's many amenities conveniently to hand, the house is within a level walk of Lewes High Street and the Cliffe area with its many individual shops, restaurants, grocers and famous Harvey's Brewery and shop.

Commuters abound with mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.





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