



English's Passage, Lewes

- Charming two double bedroom cottage
- Quiet twnitten off Cliffe High Street
- Front and rear courtyard gardens
- Completely modernised
- New kitchen and shower room
- Prime central location
- Ideal investment
- Stamp duty free for 1st time buyers



Front Door

Sitting Room
11'10 x 10'1

Kitchen
11'7 x 8'10

Shower Room

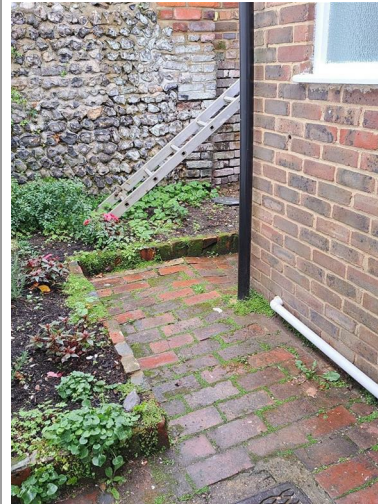
1st Floor Landing

Bedroom 1
11'9 x 10'1

Bedroom 2
9'3 x 8'10

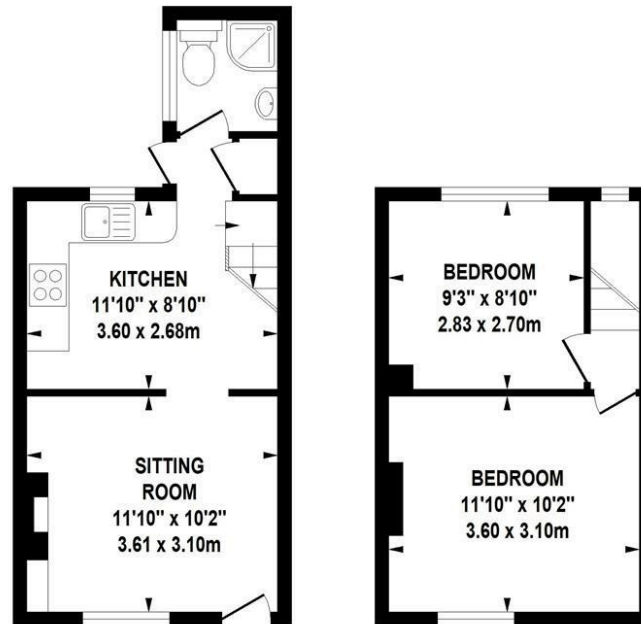
Front garden

Rear Courtyard



GROUND FLOOR
269 Sq Ft (24.99 Sq M)

FIRST FLOOR
229 Sq Ft (21.27 Sq M)



TOTAL APPROX. FLOOR AREA 498 SQ. FT. (46.26 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.



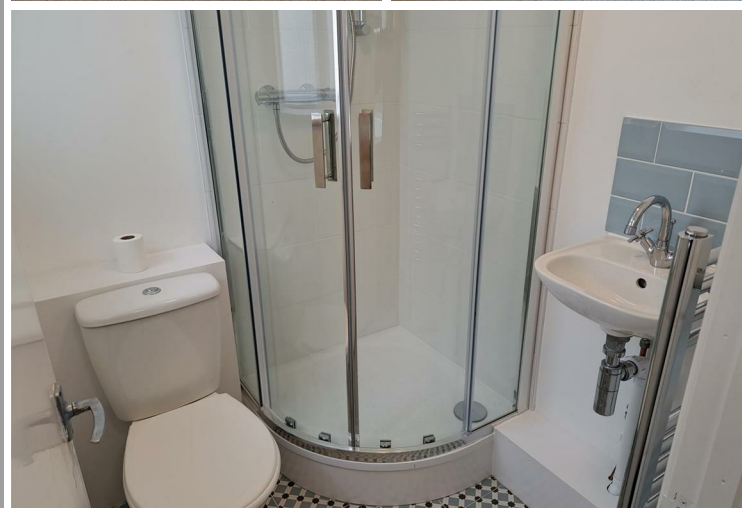
t: 01273 477377

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.

A charming, completely modernised, period, 2 double bedroom, terraced cottage located in a prime central location in the sought after and vibrant Cliffe area of Lewes. This property is tucked away in a quiet no-through Twitten yet is within the immediate vicinity of shops, restaurants, cafés and many other local amenities. The front door opens into the living room which has a window to front aspect giving views to the front garden. The brand new fitted kitchen incorporates an integral fridge and washing machine and a window to the rear gives views to the courtyard. A door opens from the kitchen to a rear lobby which in turn has a door to the newly fitted shower room, the rear courtyard and a linen cupboard. The linen cupboard houses a modern gas fired boiler. Stairs ascend from the kitchen to first floor landing. Upstairs are 2 double bedrooms. Bedroom one enjoys elevated views over the front garden and onto Harveys brewery and bedroom 2 enjoys (slightly obscured) views towards the South Downs in the distance. To the front of the property is pretty garden enclosed by hedge borders and to the rear a brick laid courtyard enclosed by brick walls. Viewing is highly recommended to appreciate this property. Very central, very quiet and sold with no forward chain.

Lewes is a thriving market town and the beauty of the town's rich architectural heritage interplays with both the River Ouse, as it meanders through the town centre and the South Downs National Park. The historic Cliffe area is superbly located within walking distance of everything that the town has to offer. The A27 lies just a short distance to the south of Lewes and provides easy access to the A23/M23 and Gatwick Airport. Agent's note: EPC rating C.





**Lewes
Estates**

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