



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

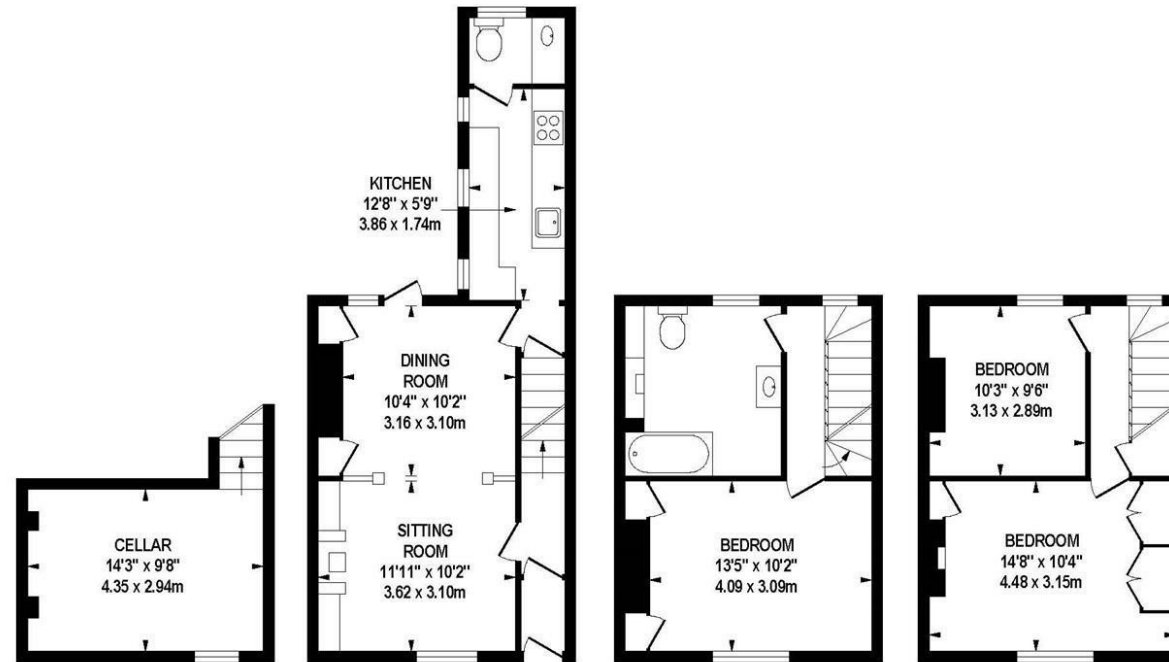


CELLAR
147 Sq Ft (13.66 Sq M)

GROUND FLOOR
404 Sq Ft (37.53 Sq M)

FIRST FLOOR
305 Sq Ft (28.33 Sq M)

SECOND FLOOR
305 Sq Ft (28.33 Sq M)



TOTAL APPROX. FLOOR AREA 1161 SQ. FT. (107.86 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 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.

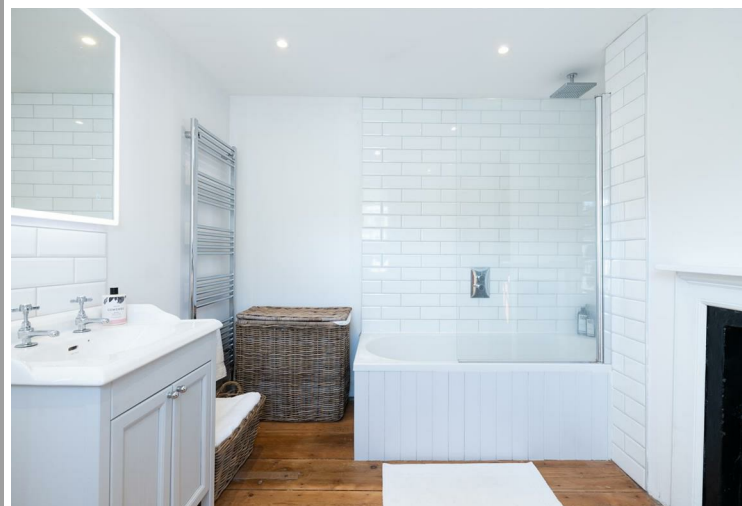
Decorated neutrally throughout this is a great home with a sunny rear garden. The accommodation comprises an entrance hallway, open plan sitting / dining room with French doors opening onto the rear garden. A WC off the kitchen and a door to access the useful cellar.

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.





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