



Lancaster Street, Lewes

**Lewes
Estates**

Lancaster Street is in the heart of Lewes Town Centre and soon to be enhanced with the fantastic new North Street development to come. There are very close walks to the river via the Phoenix Bridge and Pells area, with pond, recreation ground, wetlands and open air swimming pool. Waitrose is just a couple of hundred yards away, and only a little further is Lewes High Street with its historical aura of period properties, individual shops, bars, cafés and restaurants. Lewes Railway Station is only a ten minute walk or less, connecting to London Victoria (1hr), London Bridge (90mins) and Brighton (20mins). Lewes is a joy, nestled between the South Downs with the River Valley and the Norman Castle dominating proceedings.

- Two bedroom character home
- Unique accommodation over four floors
- Good condition throughout
- Nicely decorated
- Gas central heating
- Close to town centre
- South Downs views



Front Door

Kitchen / Dining
15'8 x 12'11

Lower Ground Floor

Lounge
15'1 x 12'11

First Floor Landing

Bedroom 2
9'10 x 6'5

Bathroom

Second Floor

Bedroom 1
15'8 x 11'9



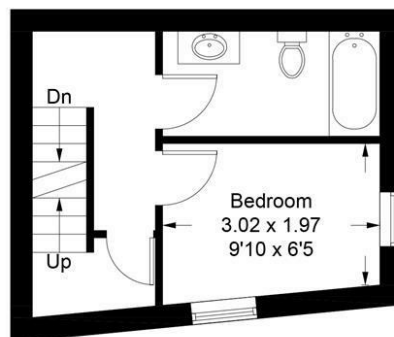
Conveniently situated within the heart of Lewes on the fringes of the popular Pells area, this charming end of terrace freehold period home, which previously formed part of a popular Lewes bakers and confectioner, is thought to date back to the mid 1800s.

Currently arranged as two double bedrooms spanning four floors the property offers, in our opinion, well presented, flexible, light and airy accommodation which briefly comprises; 15 ft dual aspect kitchen / living space offering a range of wall and base units. A turning staircase descends to the lower ground floor which is a cosy sitting room. To the first floor there is a bathroom and dual aspect third bedroom with downland views. A further flight of a stairs ascends to the 15 ft master bedroom which occupies the entire second floor and boasts even better downland views.

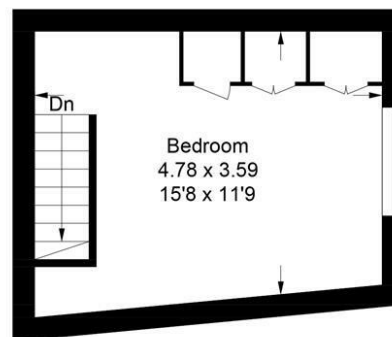
Tenure: Freehold
Council Tax Band: C



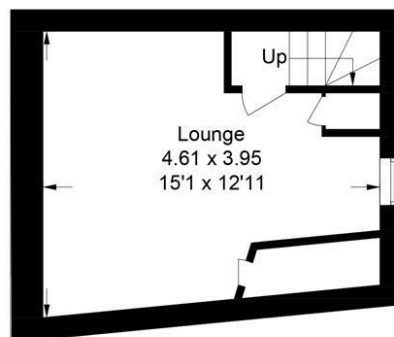
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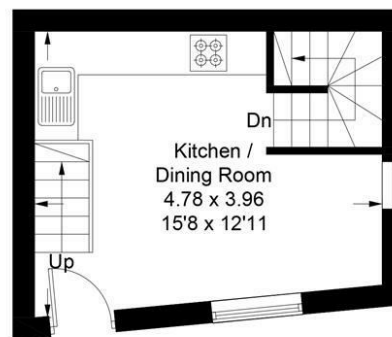
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 68.76 sq m / 740.12 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1032662)



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