



Southdown Place, Lewes

**Lewes
Estates**

LEWES

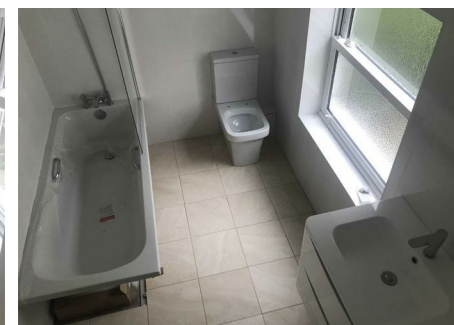
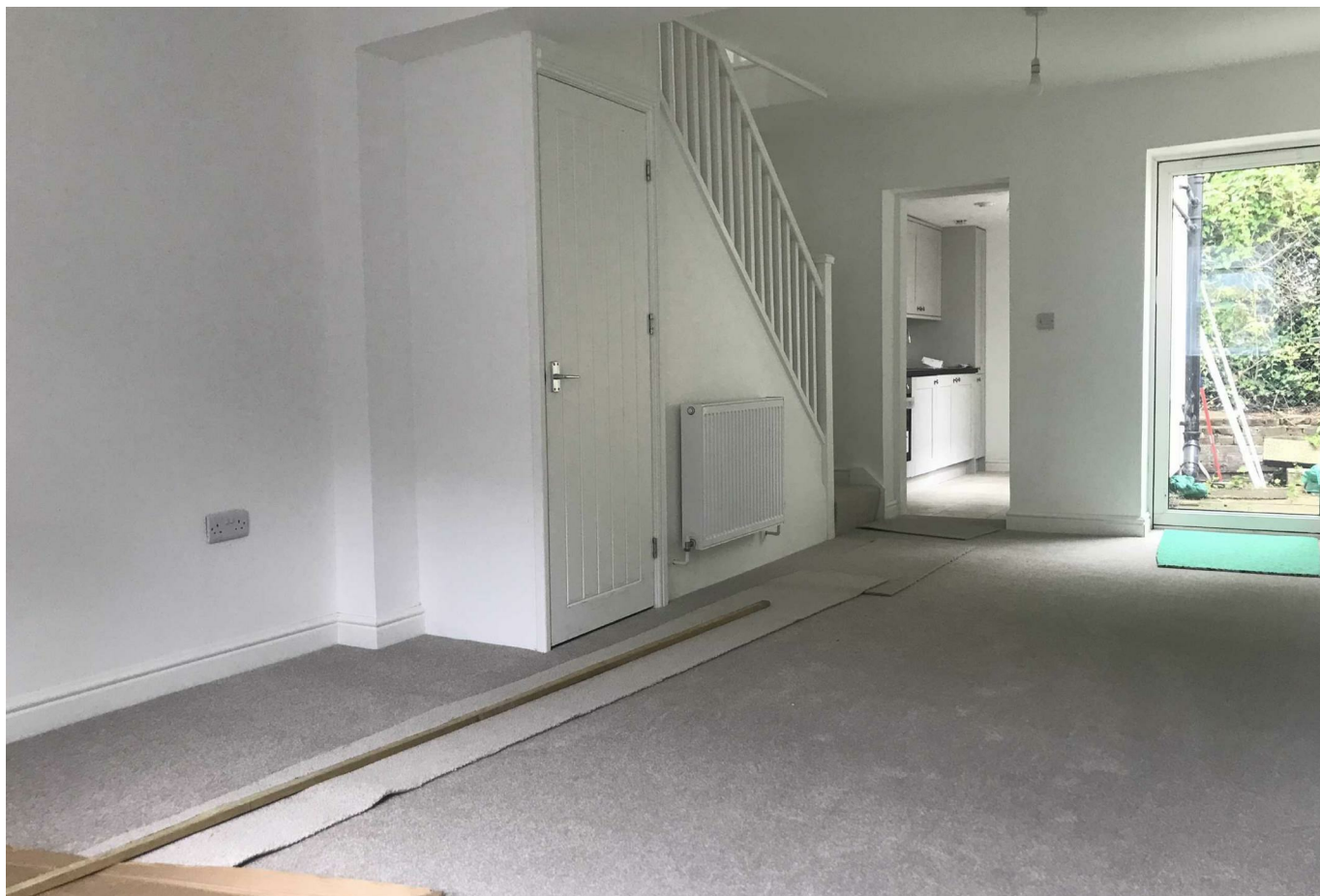
Offers In Excess Of £325,000

- Newly Re-Furbished Throughout
- Situated along a Short Pathway
- 2 Bedrooms
- Potential of a Loft Conversion creating a 3rd Bedroom, subject to the relevant consents
- Modern Kitchen
- 22 ft Living/Dining Room
- Modern Bathroom
- Courtyard Gardens
- Newly Installed Double Glazed Sash Windows and GCH
- Vacant Possession

Recently Refurbished, 2 Bedroom property within easy walking distance of Lewes Town Centre.

The Extensive Refurbishment includes a Newly Installed Bathroom and Modern Kitchen, but also a New Central Heating system, an Electrical Re-Wire, and Newly Installed Double Glazed Sash Windows.

The property benefits from both Front and Rear Courtyard Gardens and is positioned away from the road along a short pathway. The front door opens into the 22ft Through



Living/Dining Room with Stairs to the First Floor, opening to the Kitchen and door to the Rear Courtyard.

The Modern Kitchen comprises of a range of wall and base units with Integral Appliances and a Pantry.

Upstairs we find modern panelled doors leading to 2 Bedrooms and the Bathroom. Bedroom 1 has views to the front and Bedroom 2 has views to the rear.

The Newly Installed Bathroom is a true feature to the property comprising of a Bath with Shower over, Wash Hand Basin set into a Vanity Unit and WC.

To the Outside we find a small Rear Courtyard Garden which benefits from rear access. And a Landscaped front Garden.

We understand that the property further benefits from the Potential to Develop the Loft Space creating a 3rd Bedroom or Home Office, subject to the usual permissions and consents.

EPC Rating TBC.



directions

From our office in the High Street turn right and proceed towards the War Memorial and turn left into market Street. Follow the one-way system down and across the Phoenix Causeway Bridge. Continue straight over at the two roundabouts, following the signs for A26 Tunbridge Wells/Uckfield. The pathway entrance for Southdown Place can be found a short distance along on the left hand side soon after Thomas Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



draft

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 the advice of your legal representative.



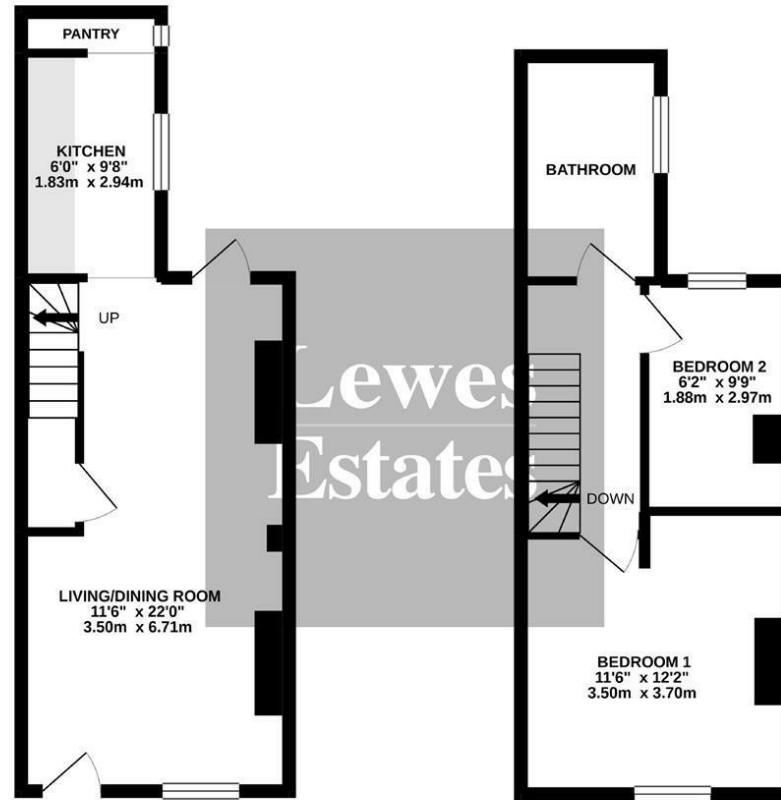
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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA - 612 sq.ft. (56.9 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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