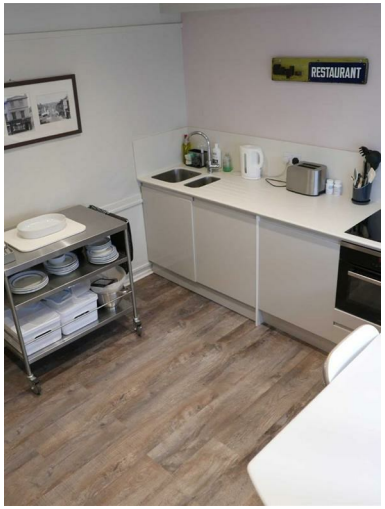
St Nicholas Lane, Lewes

Lewes Estates

- Town centre location on a seldom used street off Lewes High Street
- Extensively refurbished and extended by the current owners to a very high standard
- 2 double bedrooms
- Modern family bathroom
- 15'5 living room with bi-fold doors and roof window
- Modern kitchen/breakfast room with corian work-surfaces
- Decorated and tanked cellar with window
- Landscaped courtyard garden with outbuilding
- Far reaching views of the South Downs and Lewes Castle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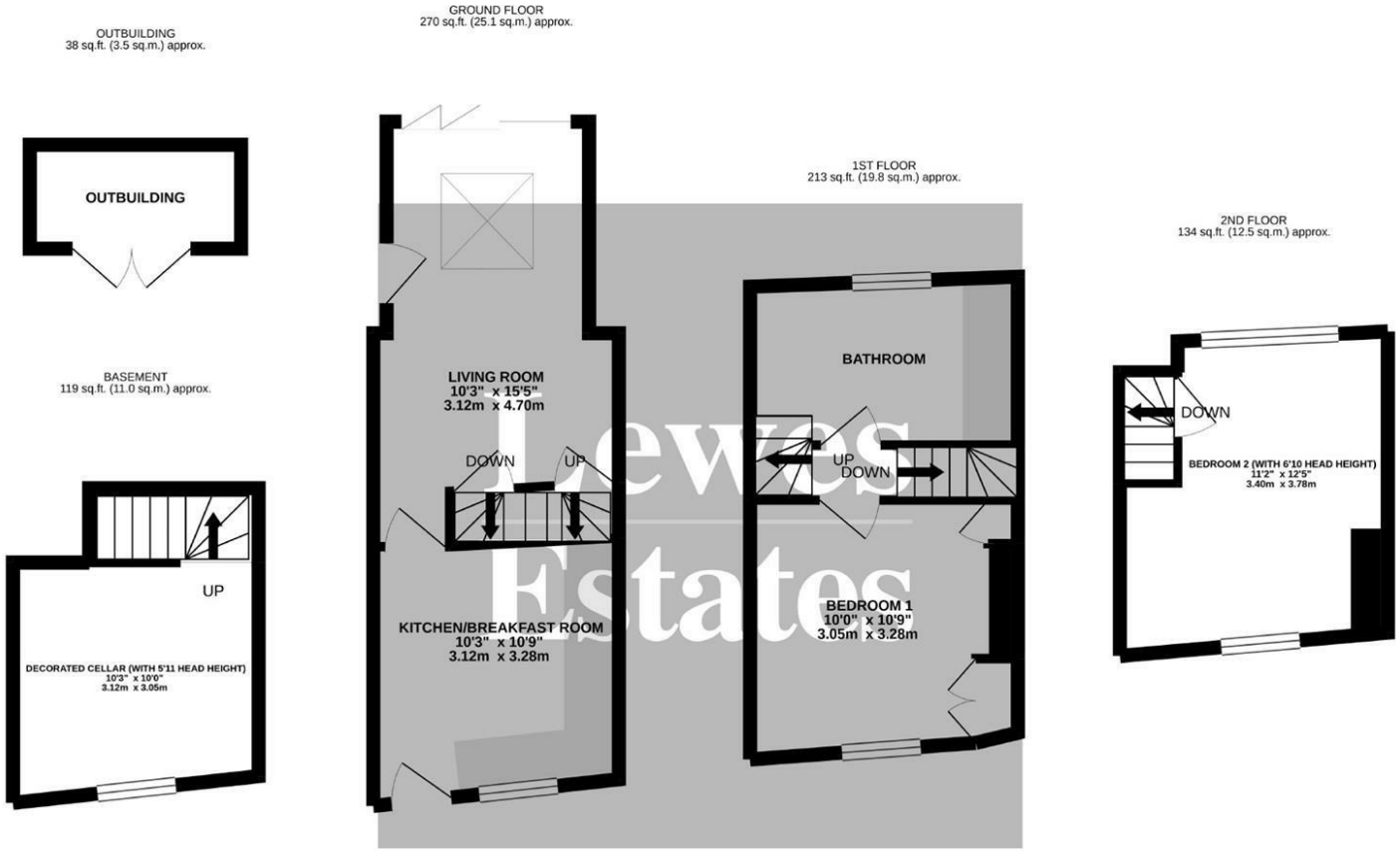

TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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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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 beautiful example of an extensively refurbished and improved character cottage, located on a seldom used road off Lewes High Street and moments from the mainline Railway Station.

This 2 double bedroom property enjoys far-reaching views onto Lewes Castle and the South Downs and features a landscaped courtyard garden with modern outbuilding. The ground floor of the property also benefits from underfloor heating.

The front door opens into the modern kitchen breakfast room which incorporates integral appliances and Corian work surfaces and breakfast bar.

The living room has been extended and features bi-fold doors onto the garden, a partially vaulted ceiling with roof window and a door providing side access.

The cellar has been tanked and has been decorated allowing the room to be used for a variety of purposes. The cellar room has approx 5'10 head height and a window to the front.
The first floor landing has panelled doors with latches to bedroom 1 and the family bathroom and stairs continue to the second floor.

Bedroom 1 has a sash window to the front and fitted wardrobes.

The family bathroom has been completed to a high standard with a bath with shower over, WC and wash hand basin.

Bedroom 2 on the second floor benefits from dual aspect with a vaulted ceiling reaching approx. 6'10 and features far-reaching views of Lewes Castle and the South Downs.

To the outside we find a landscaped rear garden of a westerly aspect and a recently constructed brick built outbuilding with double doors.

EPC Rating: E
Council Tax Band: C
Tenure: Freehold

draft

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