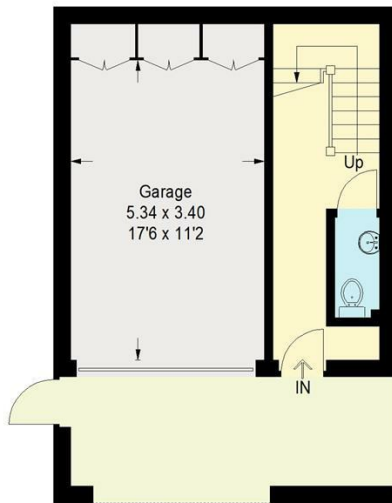


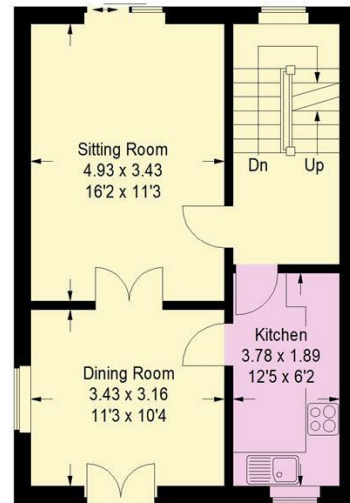


Paddock Lane, Lewes, BN7 1TW

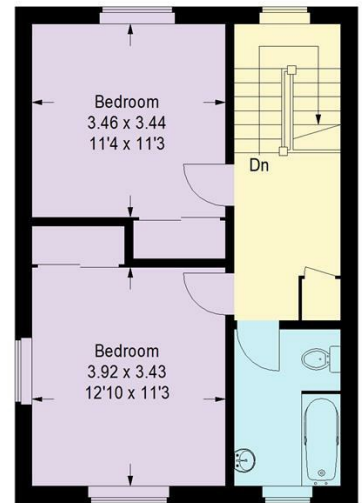
Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft
 Garage = 20.7 sq m / 223 sq ft
 Total = 123.6 sq m / 1331 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2021

ROWLAND
GORRINGE

64 High Street, Lewes, East Sussex, BN7 1XG
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 lewes@rowlandgorringe.co.uk

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



ROWLAND
GORRINGE

83, Paddock Lane, , Lewes, East Sussex, BN7 1TW

83, Paddock Lane

Lewes

East Sussex

BN7 1TW

Offers In Excess Of £600,000

Description

Hidden away behind the high street, in the very shade of the trees that line Baxter's Field is this truly delightful town house of contemporary design. With expansive accommodation found over three floors, this immaculately presented home has been beautifully maintained and, with no onward chain, is available subject to a deed of probate being granted.

This two (double) bedroom end of terrace town house is situated in a highly central yet blissfully quiet location where properties are rarely available. The property benefits from double glazing and all mains services connected to the property, with gas fired central heating serving panel radiators appointed throughout. The integral garage offers considerable storage by way of an extensive range of hand built storage cupboards complimented by additional covered off-street parking for one vehicle. Those looking to create further space or a valuable home office, should be aware that there is scope to convert the loft, subject to the relevant planning consents and permissions. Of attraction is the tiered rear garden which has been lovingly created, landscaped and tended.

The accommodation as detailed in the accompanying floor plan, and illustrated by our commissioned professional photography, has to be seen to be fully appreciated. Therefore, to arrange a viewing appointment that is fully compliant with the Covid-19 Regulations, as outlined by the Ministry of Housing, please do not hesitate to contact Rowland Goringe in Lewes.

Location

Paddock Lane is seldom-used and the nature of its position adjacent to Baxter's Field and The Paddock offers a sense of tranquillity amidst the lively and eclectic surrounds of Lewes.

Lewes is affectionately described as a small town with a big heart. Historians believe the name derives from the Old English 'laews' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley. It was here that Simon de Montfort fought the Battle of Lewes against the King and where Tom Paine, author of 'The Rights of Man' once lived. Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It's also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Lewes also boasts a working brewery situated in the heart of the community on the banks of the Ouse. 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 and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. 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.

