



Friars Walk, Lewes, BN7 2LE

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft
 Basement = 26.6 sq m / 286 sq ft
 Total = 135.6 sq m / 1460 sq ft

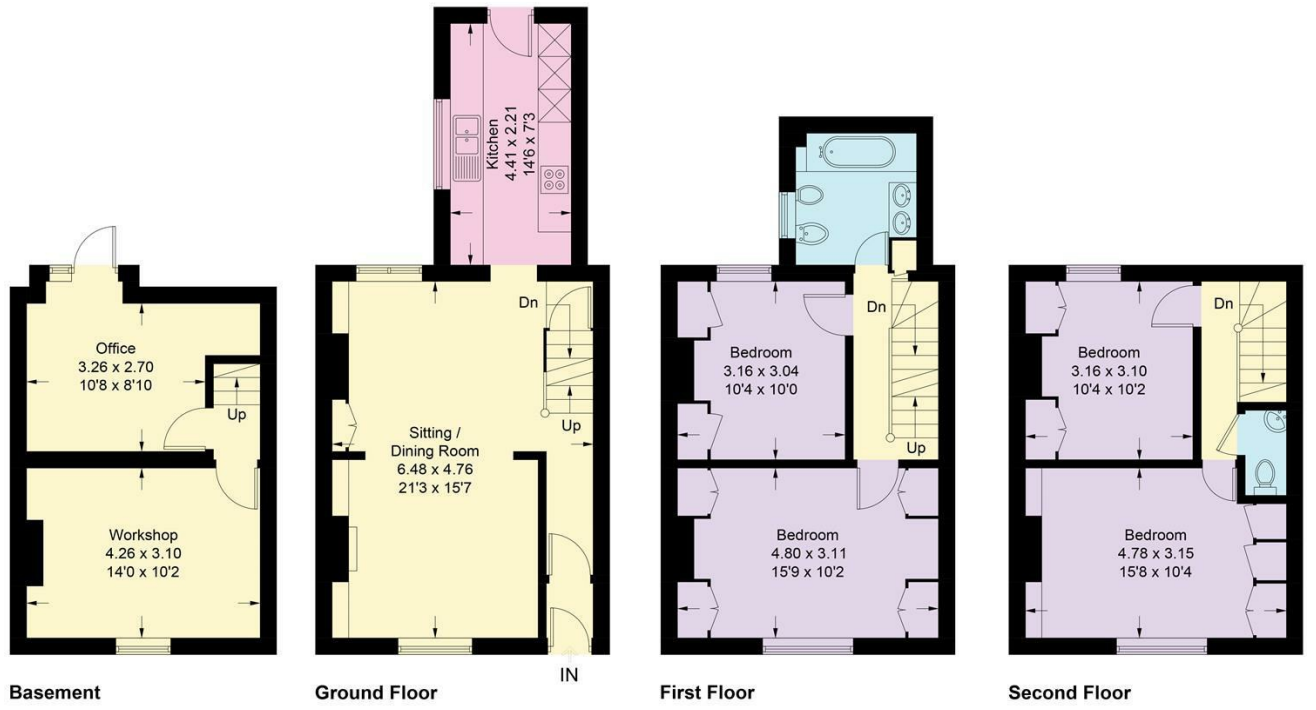


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2021

ROWLAND
GORRINGE

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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.



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Guide Price £625,000 Freehold

Description

Family living in the thriving heart of Lewes, is found within this colourful and effervescent four bedroom, grade II listed Victorian Town house. Enhanced with the most enchanting and secluded south/easterly facing walled garden. This fabulous town home, is found within immediate walking distance of all of the many amenities that Lewes has to offer. The well balanced accommodation, displaying many of the period features that one would associate with the Victorian era, such as generous ceiling heights, sliding sash windows and open fire places. The accommodation found over four floors. Lower ground, Ground, First and Second floors are all accessed via an easy rising stairwell. All mains services are connected to the property, gas fired central heating serves panel radiators that are appointed throughout.

Location

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.

