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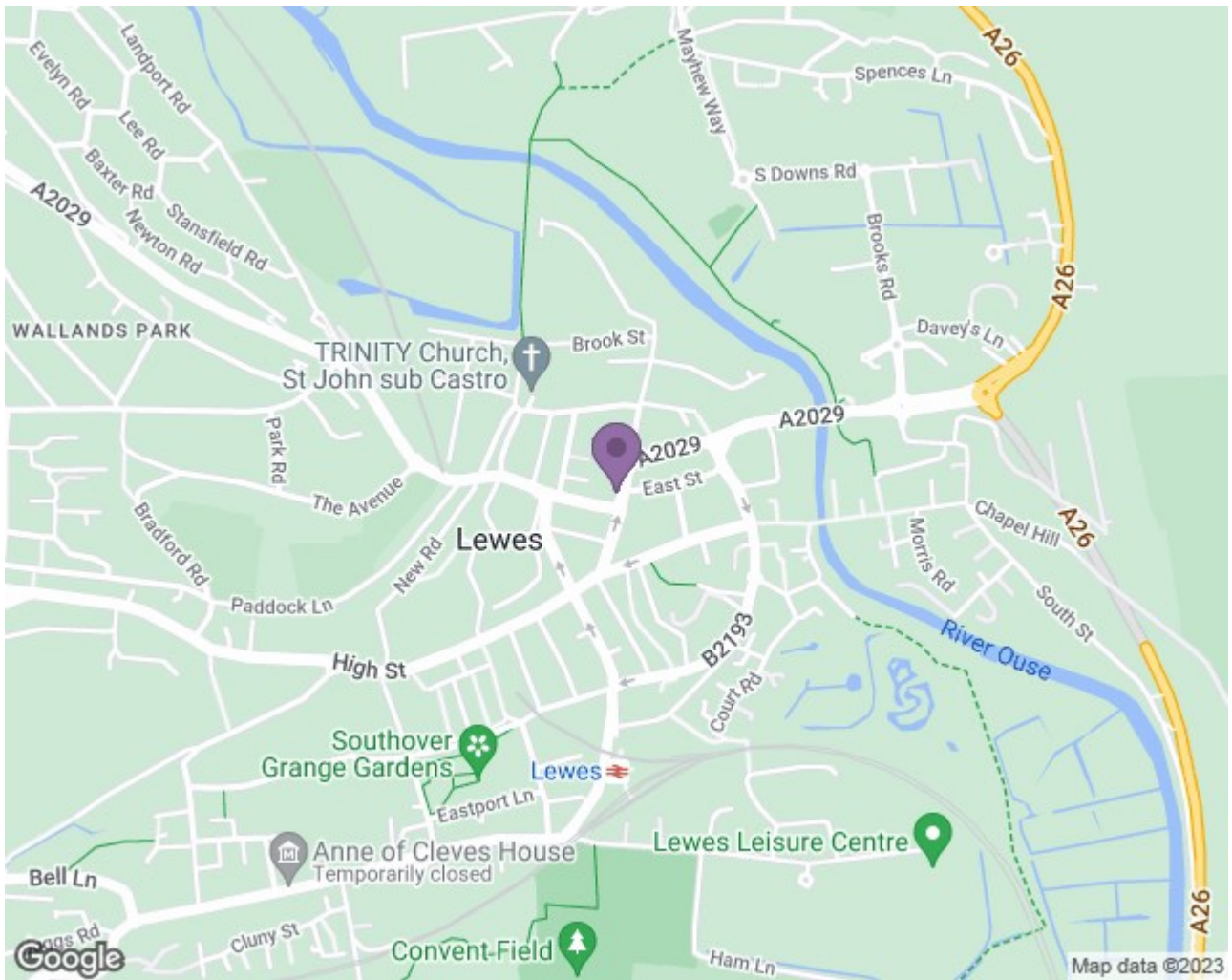
North Street, Lewes, East Sussex, BN7 2PA



£999,950



## Location Map



## Energy Performance Certificate

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- Grade II listed
- 2 Bedroom maisonette
- Town centre location
- Brick courtyard to the front

- Mixed use property
- Just over 1,000sq ft commercial space
- Impressive views to The Downs
- EPC – n/a



## The Property

A unique Grade II listed property spanning over 2,700 sq ft of versatile accommodation. The property has been sympathetically restored and improved and is currently arranged as a spacious two bedroom maisonette over commercial premises and there is a wonderful lower ground floor, accessed via its own entrance. The property could potentially be converted into a substantial town house in a very central location - subject to the necessary consents. As it stands the front showroom is impressive and could provide a superb drawing room and then the magnificent rear show room would make a fantastic vaulted reception room. Downstairs the brick floored workshop would make a brilliant kitchen/dining room but as it currently is, a superb workshop/studio. There are many character features throughout the property and the views down East street towards Culfail and The Golf Course are most surprising for a property in the town centre. The rear courtyard garden with its potting shed and flint wall is a real sun trap.

## The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

## North Street, Lewes



## Double glass entrance doors to:

Entrance hall with a solid wood a front door and stairs leading to the apartment. Deep storage cupboard and door into Reception Area.

## Reception Area

Half glazed front door, Full height windows to the front offering a view down East Street. Inner glazed window and glass door leading through to the show room.

## Show Room

Panelling to one wall, recessed spotlights, feature fireplace with stone hearth and marble surround. Understairs storage cupboard, central ceiling beam and fitted spotlighting on runners. Door to inner hallway.

## Inner Hallway

High windows, wall mounted gas fired boiler, stainless steel sink with cupboard below and above, galleried stairs leading to the workshop. Door to second reception room.

## Second Reception Room/ Vaulted Show Room

An impressive room with Flagstone flooring, solid door with further glazed door outside, full wall of display shelving with cupboards below, further panelled wall, exposed beams, and vaulted ceiling with roof lights. Wooden Fireplace with wooden mantel and stone hearth.

## Workshop

Stairs down to the workshop from the inner hallway. The workshop has brick flooring and exposed bricks to the wall. A separate entrance from street level is very useful. Recessed spotlights, exposed beams, and a stainless-steel sink unit with draining boards to either side. Feature glass brick lights to the front and further storage room with brick flooring and lighting.

## Outside

### Rear

Brick paved courtyard with a potting shed, pergola, mature climbing shrubs and a curved feature flint wall, steps to the patio area. The patio garden is a real suntrap.

## Front

Brick paved courtyard for potential parking

## Apartment

Entrance Hall

Stairs from the entrance hall leading to:

Spacious entrance hall with doors leading to all principal rooms this area could be used as a study area. Stairs rising to the second floor.

Bedroom Two

Two windows to the front of the property with views to East Street, Cuilfail, the South Downs and the Golf Course, double wardrobe cupboard with a hanging rail and storage over, further storage cupboard with shelving. Door to en suite.

En Suite

Shower room fitted with a large shower, wash hand basin with cupboard below, low level WC, wood panelled walls and a heated towel rail.

Open Living/Kitchen/Dining Area

Vaulted ceiling with roof lights, further storage above, windows to both sides. The kitchen area is fitted with a modern kitchen with a worksurface extending to incorporate an electric hob with oven below extractor above, further wall and base mounted units, integrated fridge, stainless steel sink area with mixer taps over. Miele fitted integrated dishwasher, breakfast bar with cupboards under, part tiled walls and area for a dining table.

Second Floor

Stairs leading from the first-floor entrance hall opening into the master bedroom. Cupboard over the stairs housing a Baxi gas fired boiler.

Principle Bedroom

Two sash windows with fantastic views to Cuilfail, South Downs and the Golf course. Double wardrobe cupboard with hanging rail and storage over, further storage overhead and door to cloakroom.

Cloakroom

Low level WC and wash hand basin.

Tenure: Freehold



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