



Chapel Hill, Lewes, East Sussex, BN7 2BB
Asking Price £600,000

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A quintessential two-bedroom cottage, literally with roses round the door, located on a quiet lane leading up to the Downs in a conservation area. 16 Chapel Hill offers a stylish interior with a walled garden and rooftop views across Lewes to the castle, racecourse and surrounding Downs.

The Property

The property has been tastefully improved by the current owners and includes gas central heating, stripped wood flooring, sash windows with plantation shutters, a woodburning stove, shaker style kitchen/breakfast room, two bedrooms and a Victorian style bathroom suite.

As you enter the sitting room the woodburning stove provides the focal point with shelves to the side and a sash window to the front. The kitchen/breakfast room has shaker style units with a wooden worksurface with inset Bosh gas hob and oven below. The floor has feature 'Fired Earth' tiles and underfloor heating. A part glazed door leads to the garden. There is ample space for a dining table.

The stairs lead to the landing with feature panelling to the wall and a useful store cupboard. Bedroom 2 has a window to the front offering views across the roof tops and a feature fireplace. The spacious bathroom has a ball and claw bath, and Victorian style suite and a shelved storage cupboard. The shower area is attractively tiled and there is a wall mounted gas fired boiler.

On the second floor the main bedroom has ample storage cupboards built in and a Velux Window to the rear but the views to the front across the town to the castle are exceptional!

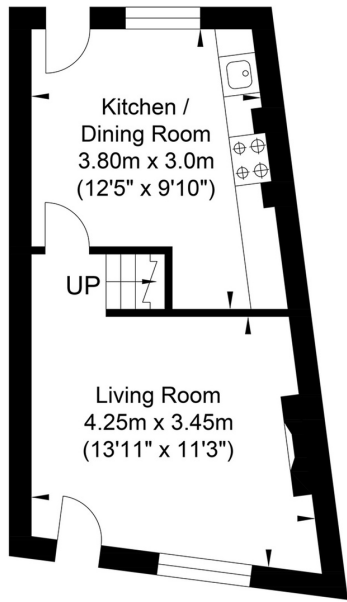
The rear garden is private and bordered by a flint curved wall and is brick paved. There is a useful bin storage area accessed by the side twitten and the front garden is enclosed and has a sunny aspect with seating area and Wrought iron gate.

The Location

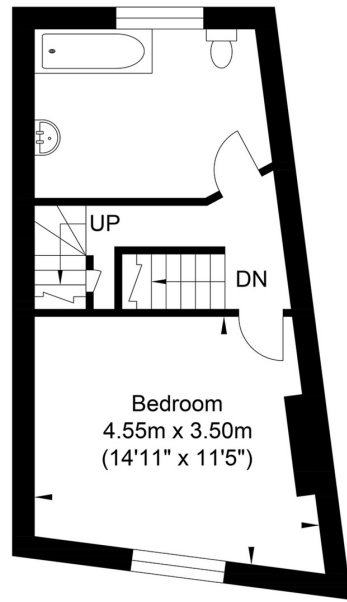
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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 and third 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.



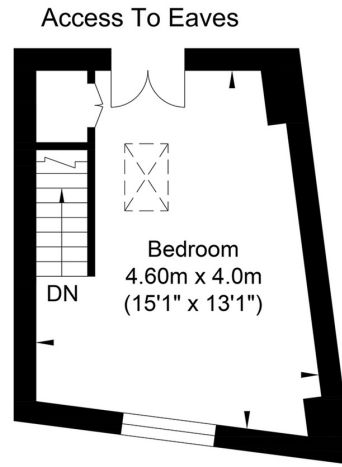
Chapel Hill, Lewes



Ground Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



First Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



Second Floor
Approximate Floor Area
185.13 sq ft
(17.20 sq m)



Approximate Gross Internal Area = 66.74 sq m / 718.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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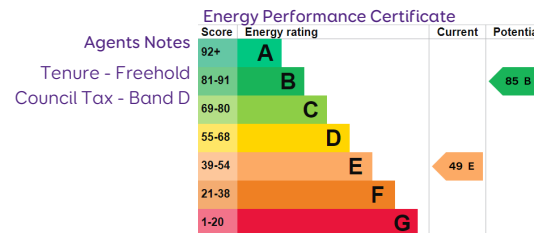
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