



**South Street, Lewes, BN7 2BP**  
Asking Price £625,000

## South Street, Lewes, BN7 2BP

Three storey, three bedroom Grade II listed character property dating back to late 1700's with many original features including paneled walls, stripped floorboards, sash windows and cast iron fireplaces. The property further benefits from a private rear patio garden. South Street is ideally positioned in central Lewes just off Cliffe High Street with easy access to the South Downs as well as shops, bars and restaurants.

### The Property

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The property is entered via a painted front door leading into the sitting room, which has a feature paneled wall and double aspect windows and an open fireplace with wooden surround and tiled hearth. The stairs rise to the first floor from an inner hall and the kitchen/breakfast room has a range of units with wooden worksurfaces, inset circular sink and gas hob with electric oven below, inset dishwasher. The recess houses a lift up hatch access to the cellar which provides useful storage and plumbing for a washing machine is set in a cupboard with the Glow-worm boiler above. There is an original exposed beam and further paneling. The rear lobby leads to the garden. The bathroom has a modern suite with shower over the bath, LLWC and wash hand basin and part tiled walls.

Bedroom One is at the front overlooking the street, recessed deep cupboard with shelves and rail, further small cupboard, and a cast iron fireplace. Bedroom two has a window to the rear with view straight to The Castle. The landing has a feature tall cupboard, and the stairs lead to the second floor, this room has three windows in all - one of which has the outlook again to The Castle and a sleep platform, further storage. The garden is walled with brick paving, raised shrub borders and a mature apple tree. The garden has a South West aspect and offers a good degree of privacy.

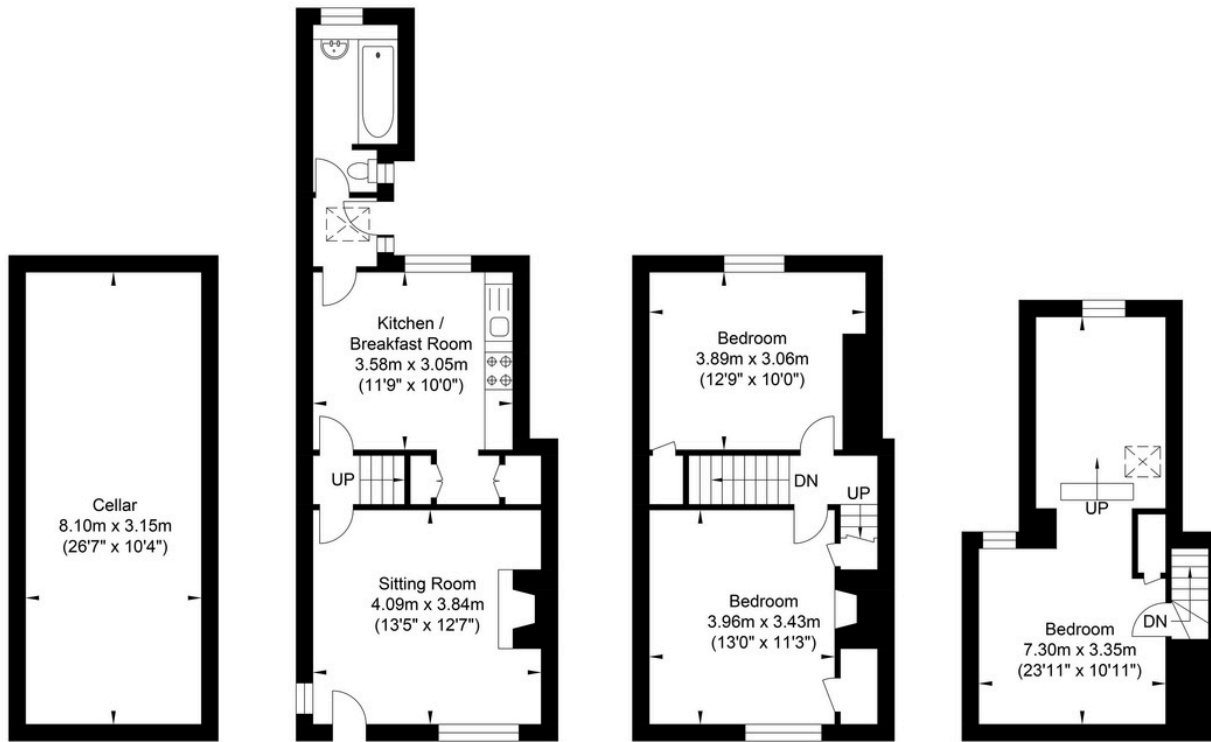
### The Location

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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.



# South Street, Lewes



Cellar  
Approximate Floor Area  
274.58 sq ft  
(25.51 sq m)

Ground Floor  
Approximate Floor Area  
402.03 sq ft  
(37.35 sq m)

First Floor  
Approximate Floor Area  
349.07 sq ft  
(32.43 sq m)

Second Floor  
Approximate Floor Area  
243.47 sq ft  
(22.62 sq m)



Approximate Gross Internal Area = 117.91 sq m / 1269.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

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Agents Notes  
Tenure: Freehold  
Council Tax Band: D  
EPC: Exempt



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