



Friars Walk, Lewes, East Sussex, BN7 2LE
£685,000

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A four storey grade II listed townhouse situated close to the mainline station and town centre with many character features.

The Property

This great family house conveniently located in Friars Walk has a wealth of character features including sash windows, painted floorboards, cast iron fireplace and original built in cupboards. From the entrance porch is a door into the hall which opens to an open plan lounge / dining room which has windows to the front and rear, an attractive cast iron working fireplace with shelving and cupboards to either side, stairs to the first floor and down to the lower floor downstairs. The lower floor has two separate rooms, one to the rear with door to outside and built in desk and shelving and the front one has a window and is a useful storage room. The kitchen is fitted with a blue quartz worksurface, coloured wall and base units with integral appliances including a gas hob, oven, microwave, dishwasher and washing machine and a door to the garden. On the first floor is the bathroom fitted with a modern suite, bath with shower over, bidet, Low level w/c and twin sinks with drawers below and a concealed valiant gas combi boiler. One Bedroom has a window to the rear and built in cupboards. The main Bedroom has a full wall of wardrobes and a cast iron fireplace. On the Second floor is a cloakroom with macerating w/c and a wash hand basin. A further bedroom to the front with a full wall of wardrobes and a pleasant outlook. The fourth bedroom to the rear has fantastic views to The Downs and Golf Course and a hatch access to loft with a pull down ladder light and boarding.

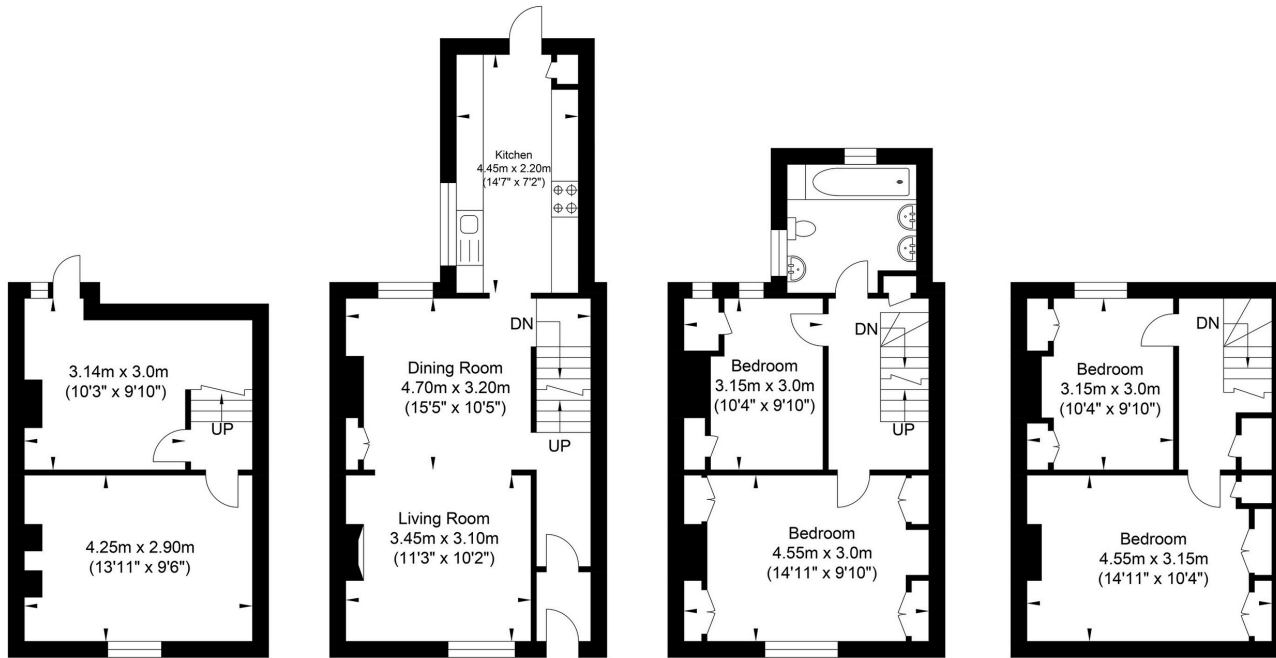
The rear walled patio garden has flowering shrubs and offers a good degree of seclusion.

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.



Friars Walk, Lewes



Lower Ground Floor
Approximate Floor Area
279.10 sq ft
(25.93 sq m)

Ground Floor
Approximate Floor Area
425.49 sq ft
(39.53 sq m)

First Floor
Approximate Floor Area
379.10 sq ft
(35.22 sq m)

Second Floor
Approximate Floor Area
314.30 sq ft
(29.20 sq m)



Approximate Gross Internal Area = 129.88 sq m / 1398.01 sq ft

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



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Agents Notes

Tenure - Freehold
Council Tax Band E
EPC - Exempt



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