



St Annes Crescent, Lewes

**Lewes
Estates**

Nestled within the South Downs National Park, Lewes is the County Town of East Sussex and Lewes mainline railway station offers a fast train service to London Victoria (approximately. 1hr 10 minutes). The A27 lies a short distance to the south of Lewes and provides fast access to the A23/M23, Gatwick Airport and the national motorway network. The coastal, business and entertainment city of Brighton & Hove is some 8 miles distant. Lewes has an excellent range of amenities including an array of restaurants and recreational facilities, 3 prime supermarkets, cafés, art galleries, shops, public houses and an independent cinema. A farmer's market is held the first weekend of every month. Lewes offers several highly regarded primary schools as well as Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

- Stunning Victorian town house
- Premier location
- Spacious accommodation over 4 floors
- Large sunny front garden
- Three large bedrooms
- Bathroom and wet-room
- Character features throughout
- Great condition
- Ideal family home
- Close to schools and town centre



Front Door

Hallway

Living Room

13'2 x 11'11

Reception Room

13'10 x 9'11

Wet Room / wc

Lower Ground Floor

Dining Room

16'1 x 12'7

Kitchen

13'8 x 11'10

1st Floor Landing

Bedroom 1

16'1 x 13'8

Family Bathroom

Walk in Airing Cupboard

2nd Floor Landing

Bedroom 2

16'2 x 12'1

Bedroom 3

12'4 x 10'6

Front & Rear Gardens



This beautiful 3 double bedroom, three reception room, spacious Victorian townhouse is situated within one of Lewes' most premier, sought after roads within close proximity of Lewes town centre. Neutrally decorated throughout the accommodation is light, bright, well-proportioned and flexible. This comfortable family home retains many of its original features including stripped floorboards and fireplaces.

Arranged over four floors the front door opens to the entrance hall where an elegant staircase with Victorian handrail and balustrade ascends to the first floor and down to the lower ground floor. From the entrance hall are panelled doors to two reception rooms each featuring floor to ceiling sash bay windows with views to St Annes Crescent and over the rear garden. Exposed floorboards run the width of both rooms unifying this ground floor accommodation. The living room features an open fireplace and Victorian style cast iron radiator and the dining room has the original picture rail. Completing the ground floor accommodation is a rear lobby with a door to the garden and a wet room with modern white suite including WC and heated towel rail.

A 29ft intercommunicating kitchen and dining room occupies the entire lower ground floor and offers a superb family and entertaining space, which has direct access to the street via a secondary front entrance. The modern fitted kitchen has ample space for appliances including a range oven and a large sash window overlooking the rear garden. A fitted larder cupboard is located under the stairs and there is a feature painted wood panelled wall.

The dining room features a large walk-in sash bay window giving views over the large south facing front garden and it is from here that the secondary front door opens to the site of a former coal store (currently used as storage) and stairs up to the front garden.



draft

On the first floor landing is a partially stained glass window and a generous walk-in airing cupboard. Bedroom 1 is of a generous size and features an original picture rail, a Victorian cast iron fireplace and a sash bay window, which gives views to the South Downs. The family bathroom is also located on the first floor and is comprised of a modern white suite and heated towel rail. Stairs ascend to the second floor landing and bedrooms 2 and 3 to front and rear aspect respectively, with bedroom 2 featuring a glass sided dormer and views to the South Downs.

Externally this property offers front and rear gardens. The front garden is relatively large for the road and we have been advised that the front garden has formerly been used as off-street parking. Now planted with hedge borders and an array of plants and shrubs, a reclaimed brick pathway leads through the garden to steps with a wrought iron hand rail, which in turn lead to the front door. The rear garden is of a good size.

Agents note: Gas central heating throughout. (Worcester Bosch gas boiler installed about 2 years ago).

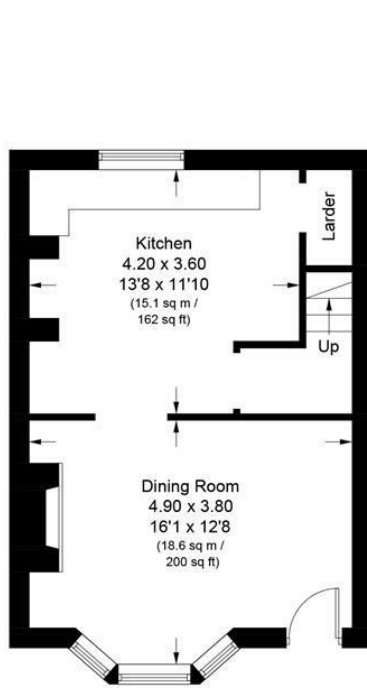
We have been advised that planning permission was previously granted for a first floor extension above the existing rear lobby and wet room, creating a further bathroom accessed from the first floor landing and allowing the family bathroom to be a fourth bedroom. SDNP/17/05815/HOUS.

Energy Performance Rating: E
Council Tax Band: F
Tenure: Freehold

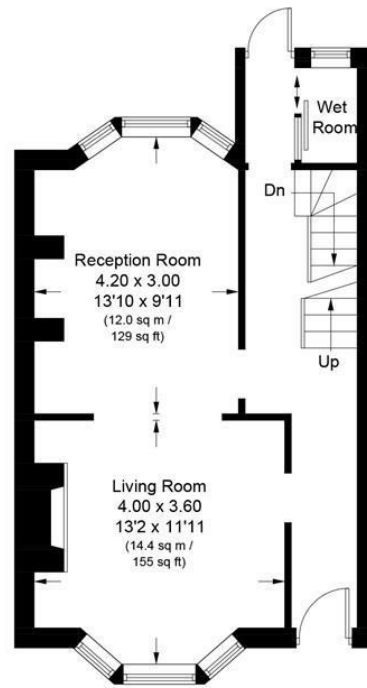


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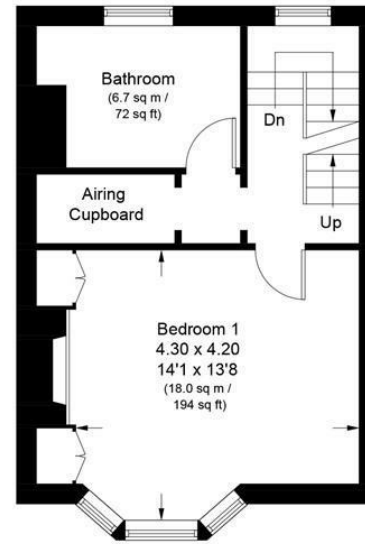
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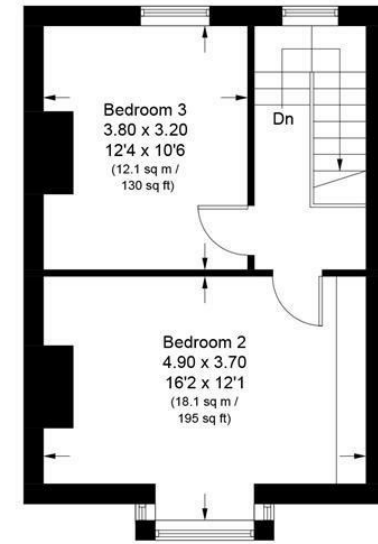
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955044)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

