



St. John Street, Lewes

**Lewes
Estates**

This delightful property is situated in the heart of the very popular historic town of Lewes with all its wonderful local amenities, including shops and restaurants.

The property is also within easy walking distance of the mainline railway station (Victoria 65 mins), making commuting to London relatively easy. Lewes is a thriving county town and, together with Brighton and Hove, provides excellent recreational and cultural facilities.

The internationally acclaimed Glyndebourne Opera House is about 2.5 miles to the east, Royal Tunbridge Wells lies some 12.3 miles to the north.

The South Downs National Park provides wonderful opportunities for walking and recreation.

Lewes has some excellent state schools, and there are many well respected and established private schools in the area, including Lewes Old Grammar School, Brighton College, Burgess High School and Hurstpierpoint College.

There are good bus links to Brighton, Tunbridge Wells and Uckfield. There is also a lovely nearby river walk through the Pells Park.

- Unique central Lewes home
- Flexible accomodation over three floors
- Spacious Kitchen / Dining Room
- Rear garden
- Light & airy throughout
- Three to five bedrooms if needed
- Study / art room next to living room
- Great condition throughout
- Contemporary fixtures and fittings
- Circa 1200 sq ft



Front Door

Hallway

Cloakroom

Kitchen / Dining Room

23'4 x 16'8

1st Floor Landing

Living Room (Currently Bedroom 1)

16'8 x 13'2

Study / Bedroom 4

13'3 x 7'9

2nd Floor Landing

Bedroom

13'2 x 7'9

Bedroom

11'9 x 8'11

Bedroom

10'3 x 7'9

Bathroom



This stylish town house has been sympathetically modernised throughout and offers contemporary living within the heart of the highly sought after Pells area of Lewes.

On the ground floor, there is an open plan kitchen/dining/living area. The German kitchen has fully integrated Miele appliances and a central island which offers easy entertaining and accessible family living. There is a Miele fridge and freezer, a deep stainless steel Frankie sink unit with stainless steel mixer level tap and separate filtered water tap. In addition, there is a Miele ceramic hob, and a Miele oven with stainless steel surround. An integrated combi oven/microwave and separate warming drawer are also Miele. There is plenty of cupboard storage, as well as space and plumbing for a washing machine, all with American walnut worktops.

The living area has a door leading out to the garden, and as with the kitchen there is Amtica Flooring. The dining area offers an ideal space to dine and entertain, and includes a stylish vertical radiator. There is also a downstairs cloakroom with a white Duravit suite and Hansgrohe stainless steel mixer tap. There is Amtica flooring throughout the 16' ground floor.

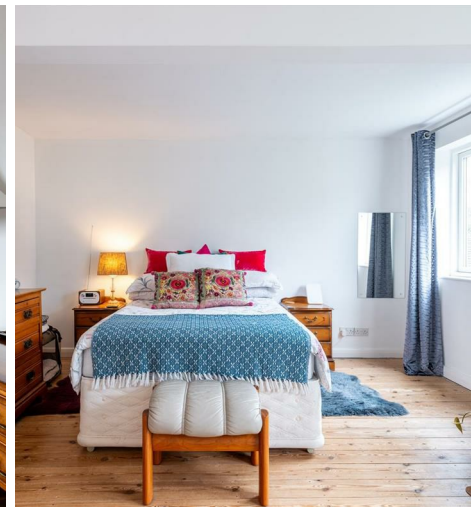
The first floor has a spacious living room which is currently being used as the master bedroom, and includes a Juliet balcony with views to the garden. There is a further bedroom on the first floor, which is currently being used as a study, and in addition there is a storage room which could potentially be converted to a further shower room.

On the second floor, there are three bedrooms, two of which have views to the garden, one which has views to the South Downs. There is a modern family bathroom with stainless steel Hansgrohe mixer tap, as well as a contemporary Metamorphosis white suite with wood flooring.

Outside, there is a charming walled, paved rear garden with elevated borders and a low maintenance lawn.

Tenure: Freehold
EPC Rating: C
Council Tax Band: D

draft



39 St. John Street, BN7 2QD

Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1036387)



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