



West Street, Lewes

West Street is in the heart of Lewes Town Centre opposite the historic Needlemakers with its independent, specialist shops and café. Only a little further is Lewes High Street with its historical aura of period properties, individual shops, bars, cafés and restaurants. There are very close walks to the river via the Phoenix Bridge and Pells area, with pond, recreation ground, wetlands and open air swimming pool. Lewes Railway Station is only a ten minute walk or less, connecting to London Victoria (1hr), London Bridge (90mins) and Brighton (20mins). Lewes is a joy, nestled in the South Downs with the River Ouse and the Norman Castle dominating proceedings.

- Central Lewes
- End of terrace
- Beautifully presented throughout
- Original period features
- Modern kitchen and bathroom
- 2 good sized-bedrooms
- Sunny courtyard garden



Sitting / Dining Room
20'0" x 8'11"

Kitchen
10'4" x 5'6"

Downstairs Cloakroom

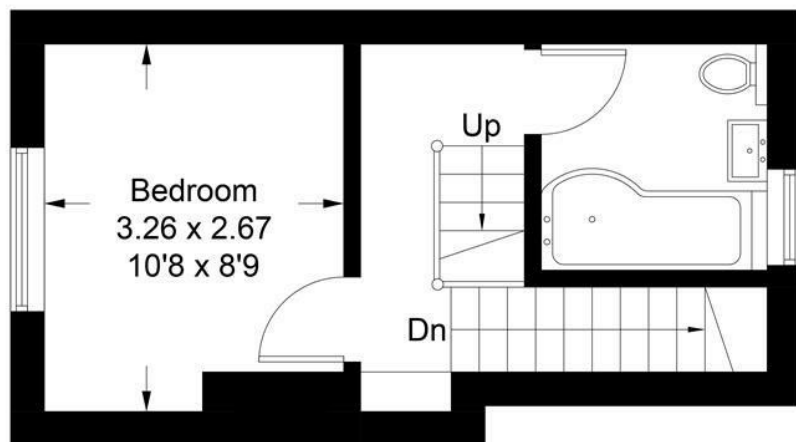
Bedroom 1
10'8" x 8'9"

Bedroom 2
9'3" x 8'0"

Family Bathroom

Garden
25'8" x 9'10"

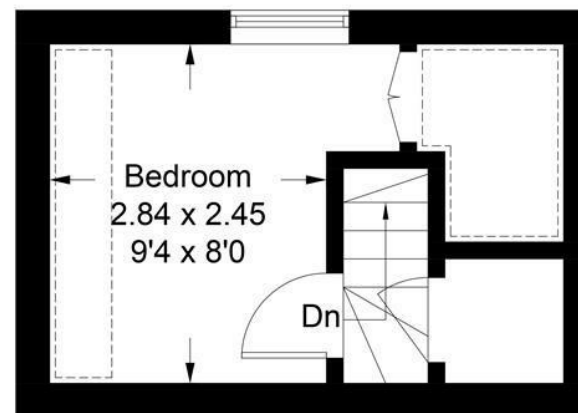




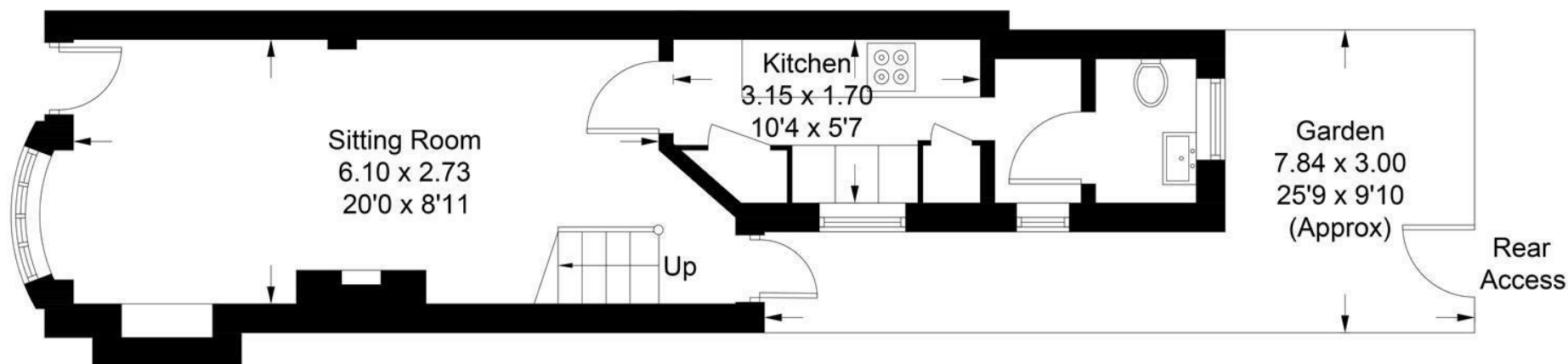
First Floor



= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077259)



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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.

Welcome to this charming end of terrace house located on West Street in the heart of the picturesque town of Lewes.

This delightful property offers a good amount of living space for you to make your own. The welcoming sitting / dining room boasts a feature fireplace and lots of natural light, perfect for relaxing with family and friends. This leads through to the well-equipped modern kitchen with butler sink and wooden worktops. There is also a useful downstairs wc.

Upstairs are two good-sized bedrooms and a modern family bathroom with white suite.

The property also benefits from a charming courtyard garden with wooden decking and a useful rear access gate.

Situated in the centre of Lewes, this well-presented house provides easy access to local amenities, shops, and eateries, making it a convenient and desirable location to call home. Don't miss out on the opportunity to own this lovely property in this sought-after area.

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





**Lewes
Estates**

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