



Lewes

Lewes
Estates

- Charming Grade II Listed home
- Three double bedrooms
- Wealth of character throughout
- Modernised tastefully
- Converted Basement
- Further bedroom 'nook' on top floor
- Gardens backing onto countryside
- 10 minute stroll to Cooksbridge train station
- 12 minute stroll to local primary school



Nestled in the charming village of Offham, The Fish Gate offers an exceptional combination of tranquil rural living and convenient access to the vibrant town of Lewes. This picturesque location boasts stunning countryside views while being just a short distance from the heart of Lewes, a town renowned for its rich history, independent shops, and cultural offerings.

Families will appreciate the excellent selection of schools in the area, including well-regarded primary and secondary options. For commuters, the property is ideally positioned, with Lewes train station only a 10-minute drive away, offering regular services to London, Brighton, and beyond. The nearby A27 also provides easy road access to surrounding towns and cities.

The local area offers plenty of recreational activities, from scenic walks in the South Downs National Park to exploring historic landmarks such as Lewes Castle. Outdoor enthusiasts can enjoy cycling trails, and there are several community clubs and facilities nearby, including tennis, cricket, and football. With its blend of accessibility, amenities, and natural beauty, The Fish Gate is an ideal home for families, professionals, or anyone seeking a peaceful retreat with excellent connectivity.

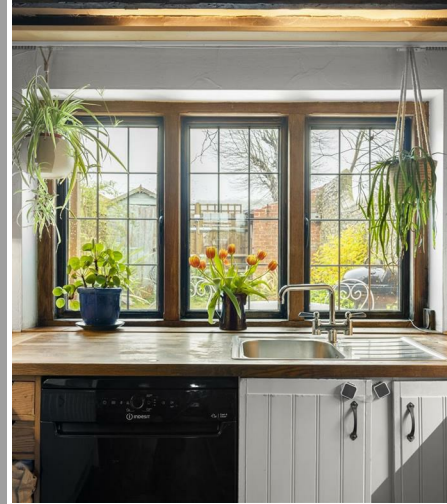


A charming Grade II listed home located in Offham, just outside of the county town of Lewes. Offering easy access to Cooksbridge or Lewes train stations as well as local schools and countryside.

This beautifully presented home is full of charm and character with unique touches throughout.. The ground floor offers a main living room with cast iron log burner, original floorboards and exposed brick. This opens into the spacious kitchen with beautiful brick floor and space for a table. Steps drop down into the converted basement - which is used as a main dining / family area - a unique space!

On the first floor you will find the first two double bedrooms, served by a well crafted modern bathroom. The second floor offers another double bedroom with the fantastic addition of a 'nook' that has been created in the roof space - perfect for kids of all ages !

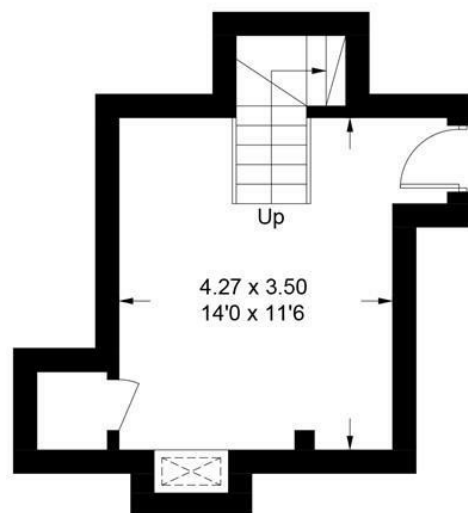
To the rear is a well kept gardens opening onto open countryside - a joyous home full of warmth and character - all in perfect condition and ready to be enjoyed by a new family.



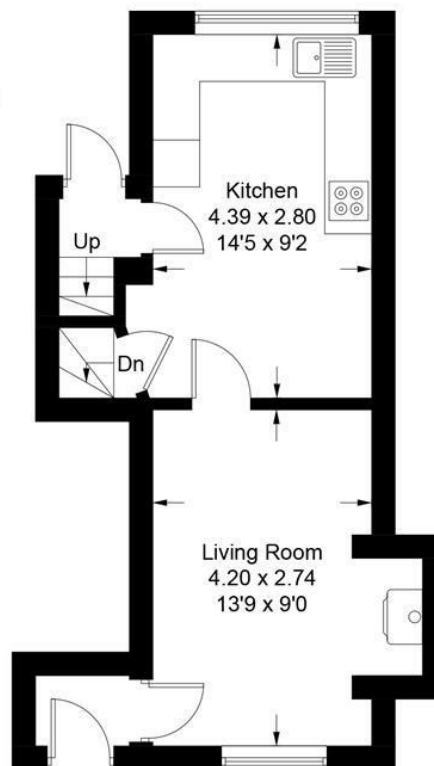
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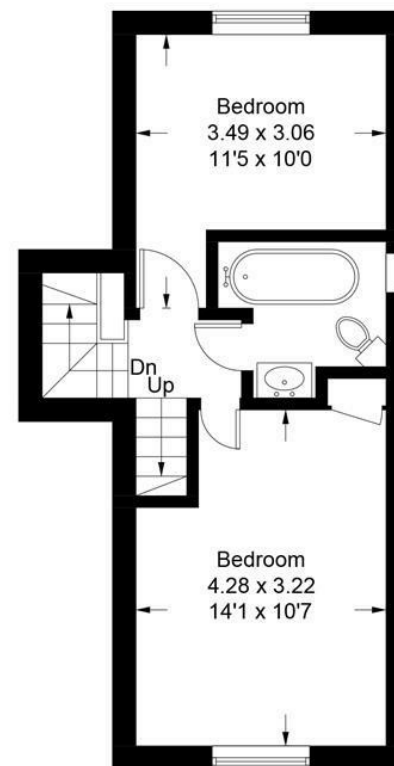
 = Reduced headroom below 1.5m / 5'0



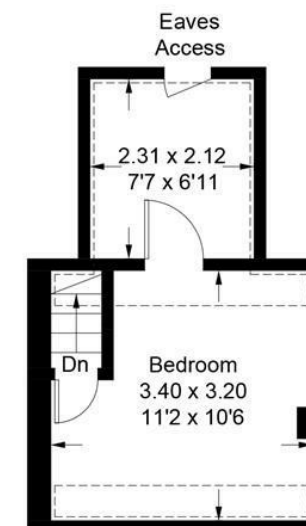
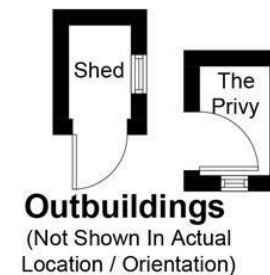
Basement



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 78 sq m / 839 sq ft
 Basement = 18.8 sq m / 202 sq ft
 Outbuildings = 2.2 sq m / 24 sq ft
 Total = 99 sq m / 1065 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152113)



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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.



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