



Paddock Road, Lewes

A characterful Victorian 2 bedroom cottage, sympathetically redesigned internally by an architect and situated in the well known picturesque Paddock Road. Outstanding views of Lewes Paddock with its rolling lawns and trees to the front, and to the rear, a view of gardens and Lewes castle.

Paddock Road is a tranquil slice of the countryside in the middle of the town and although a quaint quiet lane, it affords resident only parking by permit. Lewes High Street is just over 5 minutes walk, as is Lewes Castle and many historical attractions. Lewes has a vast range of independent shops, cafes, pubs and restaurants, as well as 3 superstores, the superb Depot Cinema and mainline Railway Station (London Victoria 65 mins & Brighton 15 mins).

The cottage offers very bright rooms of good proportions with a modern but characterful feel. It benefits from a new boiler, Hive heating, new flat roofing and insulation to the dormer windows, a new bridge to the well stocked sunny garden, new carpeting on the upper floors, new neutral decoration throughout and painted hardwood double glazed windows.

- Characterful 2 bedroom Victorian cottage
- Situated in the well known picturesque Paddock Road
- Redesigned internally by an architect
- New boiler, Hive heating, new flat roofing and insulation to the dormer windows
- Separate brick built outbuilding with electricity and plumbing
- Wonderful views across the Paddock
- Hardwood painted double glazed windows and doors
- Feature stripped and vanished staircases
- Sold with no onward chain
- EPC Rating C



Kitchen/Lounge/Dining
Room

20'4" x 13'5"

Lower Courtyard

Outdoor Store

With electricity and plumbing

Hallway

Second Bedroom

10" x 7'1"

Spacious Bathroom

New Bridge

Well stocked sunny
garden

Dual Aspect Main
Bedroom

15'10" x 13'6"





Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

Outdoor Store = 1.3 sq m / 14 sq ft

Total = 73.8 sq m / 794 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165956)



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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.

On entering the cottage, you are greeted by quarry tiled flooring throughout the ground floor. The entrance hall offers space for hanging coats and a meter cupboard. The open plan kitchen lounge diner has hand built wooden cupboards, painted white with solid oak worktops. There is a marble insert in the peninsular worktop. There is a large butler sink has salt glazed tiles made by Sarah Walton, a brand new Cookology stainless steel gas hob and a Zanussi stainless steel fan oven. The lounge area has an open fireplace.

Outside is a lower back patio with brick laid floor and flower bed, and a separate brick built outbuilding with electricity and plumbing.

The first floor consists of a bedroom and a generous size bathroom with Karndean flooring. The French doors on this floor lead to the bridge and onto the garden. The spacious dual aspect main bedroom, with fabulous views across the Paddock to the front and across gardens and to the castle at the rear, is located on the second floor. All rooms have many restored original features and particular care has been taken to reuse much of the original wood.



draft

