



**Lansdown Place, Lewes**



Welcome to this Grade II listed townhouse located on Lansdown Place in the heart of Lewes. With accommodation arranged over four floors, this property boasts flexible and generous living accommodation throughout. Lewes' mainline train station, with its direct trains to London in just over an hour, and Brighton in 20 minutes, is just a three minute walk away.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes offers an excellent range of independent shops and includes three supermarkets. The independent Depot Cinema, just two minutes from Lansdown Place, is a state of the art three screen community cinema with gallery, restaurant and outdoor seating area. Lewes has a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

- In the heart of the vibrant and historic town
- Period four storey townhouse
- Direct trains to central London - 3 minutes walk away
- Character Features throughout
- Sunny aspect walled garden
- Sold with no onward chain.





## Lower Ground Floor

### Kitchen

12'6" x 8'5"

### Dining Room

14'11" x 12'7"

### Utility Area

### Wet Room

## Ground Floor

### Sitting Room

12'9" x 10'4"

### Study/Bedroom 4

9'5" x 9'5"

## First Floor

### Bedroom 3

12'9" x 10'5"

### Bedroom 2

13'0" x 9'8"

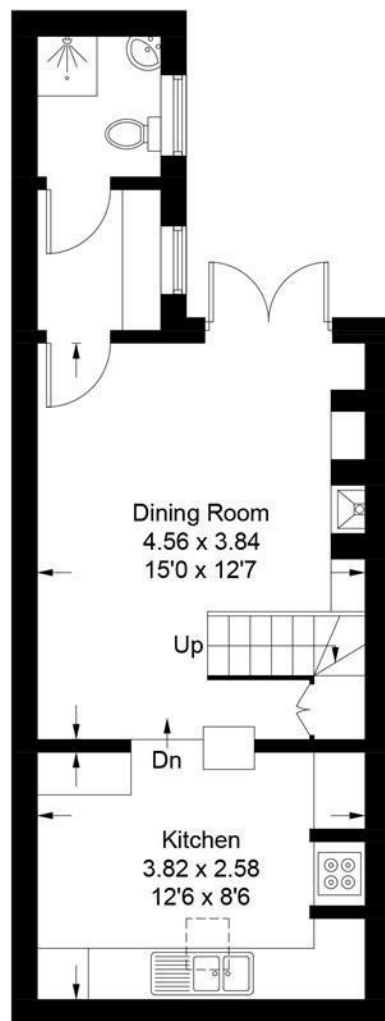
## Second Floor

### Bedroom 1


12'11" x 9'7"

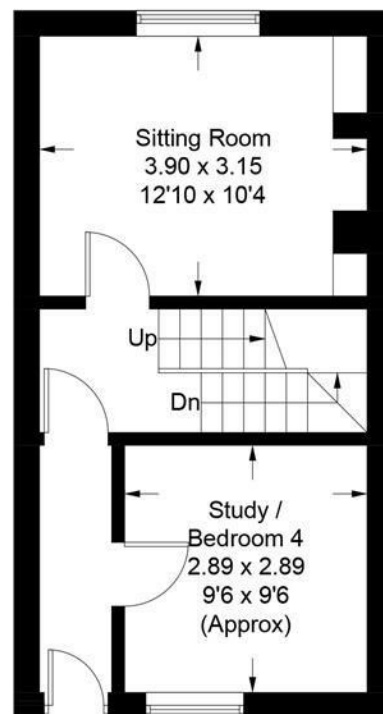
### Master Bathroom



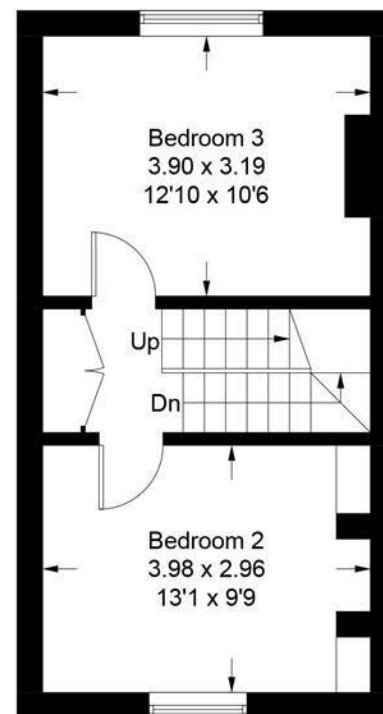


**Lower Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Illustration for identification purposes only, measurements are approximate,  
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On the ground floor the hallway leads to a study/fourth bedroom with a sash window to the front. The sitting room to the rear has views over the garden.

On the lower ground floor there is an open plan kitchen and dining room with fabulously high ceilings. From the dining room you can access the utility area with space and plumbing for a washing machine, and you then continue into the shower/wet room. The kitchen has plenty of wall and under counter storage, space for appliances, and includes a gas hob and oven tower.

Double doors from the dining room take you into the garden which has a paved patio area, Astro lawn, flint walls and mature planting. With a delightfully sunny aspect it is a perfect place to relax and entertain.

On the first floor you will find two double bedrooms both with cast iron fireplaces and sash windows.

The second floor provides a further double/master bedroom with window to the front. The galleried landing offers a study area which leads to the master bathroom. The bathroom has both a walk in shower and bath tub, with beautiful tiling surround.

Please contact us to arrange your viewing, and see all that this property has to offer in person.



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**Lewes  
Estates**

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