



Southdown Place, Lewes



We are pleased to present this spacious 2 bedroom terraced cottage, with a sunny courtyard garden and potential for a third bedroom subject to the necessary permissions and consents. Thoughtfully renovated by the current owners, this property offers fresh and neutral decoration throughout with many newly installed features and bosch appliances. A lovely home you could move straight into without the need for any time consuming and costly updating.

Situated down a short pathway close to the centre of Lewes you benefit from a secluded and peaceful position whilst still having easy access to all amenities.

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, three supermarkets (Waitrose, Tesco and Aldi all nearby), and 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. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



Step from a fully glazed entrance porch into the spacious 22ft living area. The Living/Dining Room is dual aspect with views to the front and rear and features engineered oak flooring, new UPVC double glazed sash windows, new radiators and freshly carpeted stairs to the first floor.

The adjoining kitchen offers Bosch appliances including an electric oven, 4 ring gas hob, Integrated fridge, freezer and washer/dryer. There is an array of fitted cupboards and drawers. A large window to the side provides a private view to the small rear courtyard. There is also a useful back porch with door to the courtyard offering further internal storage space.

The first floor landing has doors to both bedrooms and the shower room. The master bedroom is a generous size with views to the front and the second bedroom benefits from views of the South Downs. The spacious bathroom comprises of a walk in shower enclosure with rainfall shower head, low level white WC, wash hand basin set into a vanity unit and useful linen cupboard.



The loft space can be accessed with a pull down ladder and has two Velux windows and insulation already installed. This would be the perfect space for further development if desired, and subject to the necessary permissions and consents.

Externally the property offers a sunny courtyard garden at the front which is enclosed by walled and fenced borders and features well stocked raised flower beds and a paved patio area. To the rear of the property there is an additional courtyard and rear access.

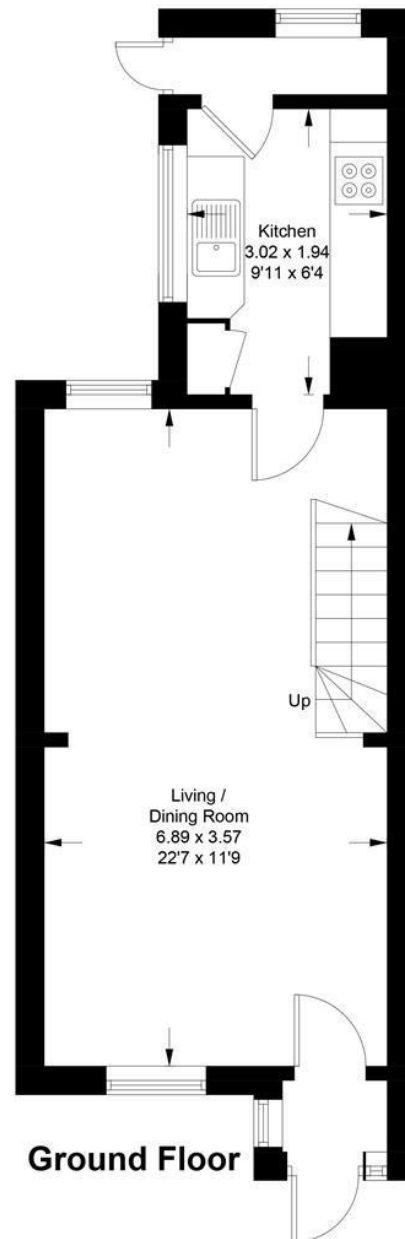
Viewing is highly recommended. Please contact our office by phone or email to book your appointment.

- Situated Along a Quiet Pathway
- 2 Bedroom Mid Terraced House
- Potential for 3rd Bedroom Subject to Relevant Permissions
- Beautifully Refurbished
- 22 ft Living/Dining Room
- Well Stocked Sunny SW Facing Courtyard
- New Double Glazing Throughout

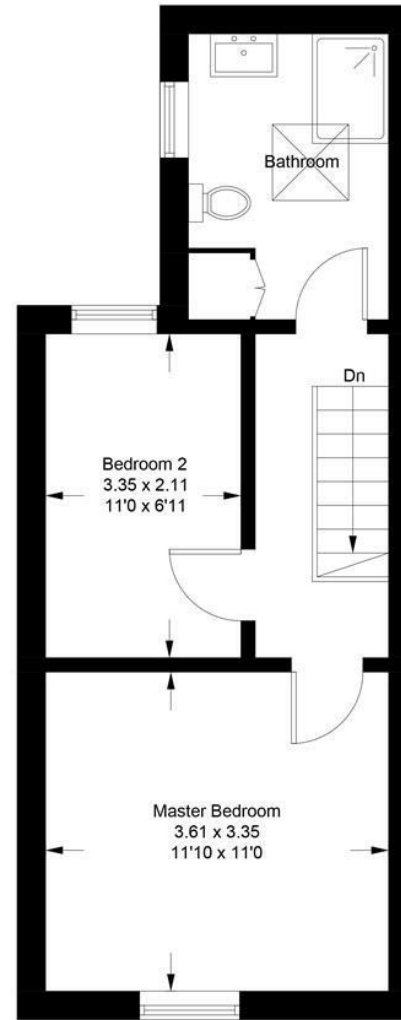


draft

www.lewesestates.co.uk



Ground Floor



First Floor

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217066)



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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.



**Lewes
Estates**

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