



Green Wall Lewes

Lewes
Estates

Stylish 2 bedroom semi-detached Victorian cottage of 619 sq ft (TBV) arranged over 3 floors. Original period features restored and retained throughout including stripped wood doors, floorboards and Victorian cast iron fireplaces. Far reaching rooftop views towards the South Downs. This property enjoys an extremely central location in the historic and vibrant county town of Lewes within walking distance of the mainline railway station (London Victoria approx. 70 mins), the South Downs & riverside conservation area. A number of antique shops, galleries, restaurants, boutique shops, pubs & supermarkets are located in the immediate vicinity.

- Stylish 2 bedroom semi-detached Victorian cottage in the heart of Lewes.
- Convenient and sought after location within walking distance of the high street and mainline railway station.
- Added benefit of front and side access.
- Stylishly updated and creatively presented throughout.
- Period features retained and restored including stripped wood doors, exposed floorboards, original cast iron fireplaces, picture rails and ceiling roses.
- Far reaching rooftop views towards the South Downs.
- The living room features a cast iron Victorian fireplace, solid wood floorboards, fitted shelves and cupboards into the chimney recess and a window to the front of the property.
- Stylish fitted kitchen with space for appliances and views to the courtyard



"This Victorian cottage has been stylishly updated and creatively presented throughout".

garden.

- Rear entrance porch/lobby leading from the kitchen and giving access to the courtyard.
- Further storage cupboard accessed from the rear entrance porch/lobby currently housing the washing machine.
- The courtyard garden is enclosed by walled borders with gated access to the side of the property.
- Double bedroom to the first floor with a window to the front of the property, solid wood floorboards and a Victorian cast iron fireplace.
- Modern luxury bathroom with white suite, heated towel rail and over sized shower cubicle and rain fall shower head.
- 16 ft double bedroom to the second floor with rooftop views to the South Downs and Victorian cast iron fireplace.
- Gas central heating.
- Double glazing.
- EPC rating D

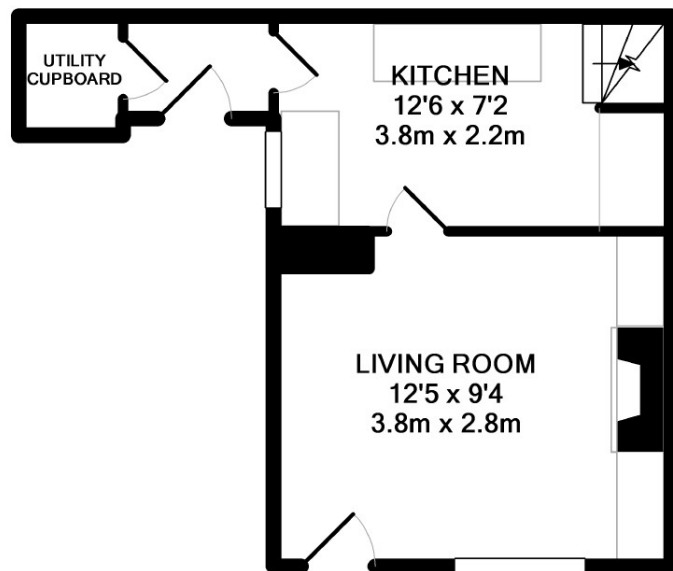
From our office in the High Street turn right, proceed towards the War Memorial and follow the one-way system down Market Street and into Little East Street. Take the first available left into North Street, followed by the first available right, the property can be found at the end of the road situated along a pathway.



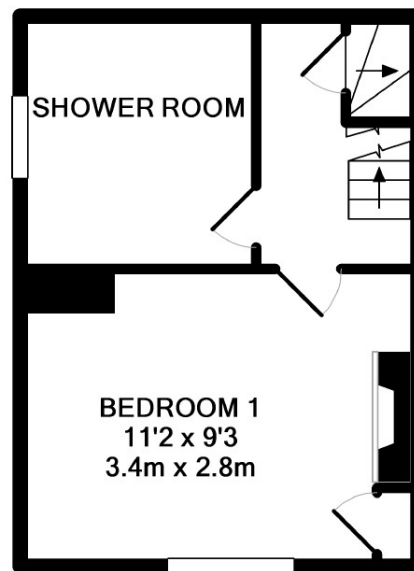
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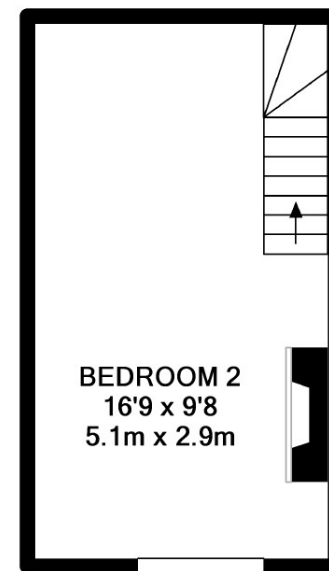
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GROUND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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