



Priory Street, Lewes

**Lewes
Estates**

Priory Street is ideally situated just yards from Lewes Railway Station (with trains to London Victoria in approx 1 hour, London Bridge in approx. 90 minutes & Brighton approx. 20 mins). The property has stunning views over the garden to Grange Gardens, Priory Crescent, Southover Church and a superb townscape including Lewes Castle. The property is yards from walks across playing fields to the countryside, and is centrally located close to Grange Gardens, Priory Crescent, Southover Church and beyond to Anne of Cleves House as well as the Depot Cinema, 2 primary schools and the Priory secondary school. Further facilities close by are the Southdown Tennis Club, Lewes Leisure Centre, Lewes Community Football Club and a level 5-10 minute walk to Lewes High Street and the main Eastgate Shopping area.

- Central Lewes home
- Beautiful condition throughout
- Stunning garden room with views accross to Lewes Castle
- Two double bedrooms
- Converted cellar
- Landscaped rear gardens
- Quality fixtures and fittings
- Large bathroom
- Close to all amenities and rail links
- Accommodation over four floors



Front Door

Sitting Room

11'7 x 10'8

Kitchen / Dining Room - open to

11'7 x 11'4

Garden room / Reception 2

16'1 x 11

Cellar

11'5 x 9'7

First Floor Landing

Bedroom 2

10'8 x 10'6

Bathroom

Second Floor

Bedroom 1

14'5 x 11'10

Rear Gardens



A beautifully presented four storey Victorian home, in fantastic condition, a stones throw from the mainline station and town centre with views of Lewes Castle.

This charming home has been modernised and extended by the current owner who has created a special mix of house, views and garden - a little oasis, yet close to all amenities. The well balanced accommodation is spread over four floors and currently offers:

A dry converted cellar room with light and power ideal for a multitude of uses.

The ground floor has open views all the way from front to back with a cosy front sitting room with cast iron wood burner. Double doors open to the well equipped and high quality kitchen with space for dining table. A magnificent garden room then opens up, flooding the house with light through its floor to ceiling windows and vaulted glass roof. French doors open onto the landscaped rear garden.

The beautiful garden has been carefully constructed and planted to give a feeling of peace and space. A zig-zag path leads through the garden, passing raised beds (all well stocked with a mix of flowers, shrubs and small trees) and various flat terraced areas.

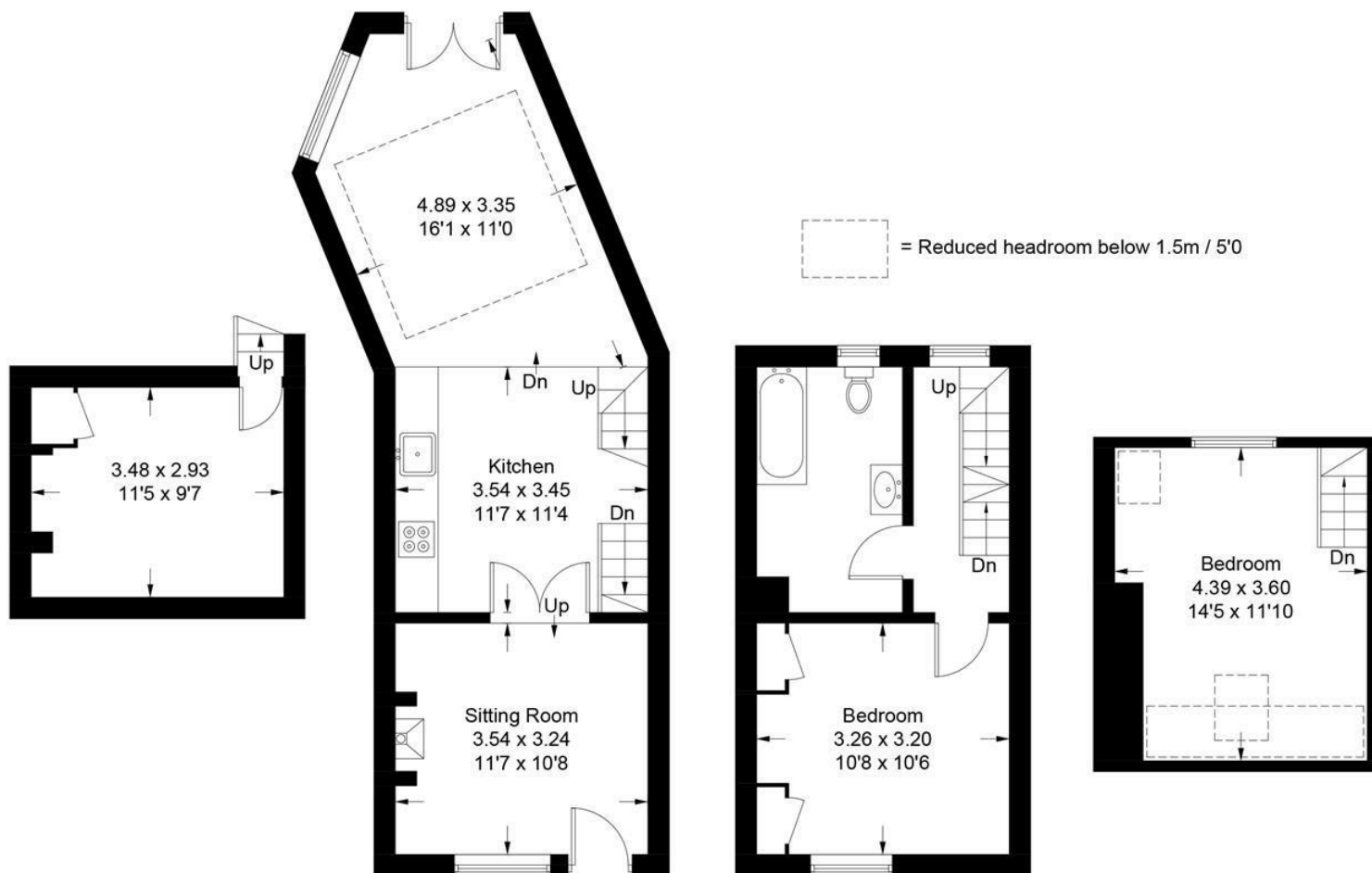
On the first floor you will find the first of the double bedrooms and the large bathroom. Further stairs lead to the second large double room offering panoramic views across the centre of Lewes towards Lewes Castle. All of the house is in excellent condition with contemporary décor and great quality fixtures and fittings. The property offers a unique, centrally located, yet peaceful Lewes home.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D

draft



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Basement

Ground Floor

First Floor

Top Floor

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft

Basement = 11.0 sq m / 118 sq ft

Total = 91 sq m / 979 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1016937)



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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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