



OAKFIELD



Southover High Street, Lewes, BN7 1HT

Asking Price £575,000



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An exciting opportunity to acquire part of a Grade II Listed Georgian property, formally a dairy, in much sought-after Southover High Street.

Offered for sale as a leasehold maisonette this charming three bedroom property to all intents and purposes presents as a town house with spacious accommodation and a charming flint wall enclosed rear garden.

At various times in its history, the building has been used as both a single property and two separate dwellings.

Since the early 1960s it has been arranged as two, with No. 13 occupying both the second floor above and the cellar below.

By creating the lease, the maintenance of the structure, roof and foundations of this part of the building have been protected with a proper legal mechanism.

In need of some modernisation, this property comes highly recommended.

The accommodation comprises solid wood Front Door into spacious Reception Hall with large under stairs cupboard housing gas and electric meters; fitted Kitchen with wall and base units, integrated electric oven with gas hob above, integrated extractor fan, integrated dishwasher, space for free-standing fridge/freezer, original wooden sash window; double aspect through Sitting/Dining Room with feature open fireplace and fitted cupboards with shelves over to either side of chimney breast, further range of fitted shelves to the Dining Room area, original wooden sash windows; Garden room with brick floor, single glazed wooden French Doors onto the patio; Utility Room/Cloakroom with low level WC, fitted base unit with sink and under counter space and plumbing for washing machine, built-in cupboard housing wall mounted Worcester gas boiler.

Staircase from the Reception Hall to First Floor Landing with original wooden sash window with secondary double glazing, large airing cupboard housing hot water tank, cold water tank and header tank, fitted slatted shelving;





Principal Bedroom to the rear with wooden casement window giving superb views across the garden and rooftops to the Downs beyond; Family Bathroom with panel bath and electric shower over, pedestal hand wash basin, low level WC; Bedroom 2 with fitted wardrobe and cupboard over, original sash window; Bedroom 3 with shallow hanging wardrobe, original wooden sash window with secondary double glazing.

All mains services. Gas fired central heating serving panel radiators throughout. Original wooden sash windows.

Outside: The property is approached from the street with a few steps up to the Front Door. To the rear of the property is an attractive, land locked, south-facing garden comprising a brick paved patio area, leading onto an expanse of lawn with mature planting to the borders, all enclosed by a flint wall.

Location:

12 Southover High Street is situated on one of the most historic and attractive streets in Lewes, a short walk from the town centre and main line railway station (London Victoria in just over the hour). Southover Grange with its beautiful public gardens is very close by.

Lewes is a thriving county town, situated within the South Downs National Park, and has recently been voted the prettiest town in England.

The town has a good range of independent shops, the renown Depot cinema, three major supermarkets, a comprehensive range of cafes and restaurants, and schooling for all ages.

The internationally renowned Glyndebourne Opera House is situated on the edge of Ringmer, about 3 miles distant.

Living Room

16'1 x 12'5 (4.90m x 3.78m)

Dining Room

12'9 x 10'4 (3.89m x 3.15m)

Kitchen

10'10 x 9'1 (3.30m x 2.77m)

Garden Room/Study

12'0 x 8'6 (3.66m x 2.59m)

Bedroom 1

15'1 x 13'1 (4.60m x 3.99m)

Bedroom 2

15'9 x 7'10 (4.80m x 2.39m)

Bedroom 3

9'6 x 9'3 (2.90m x 2.82m)

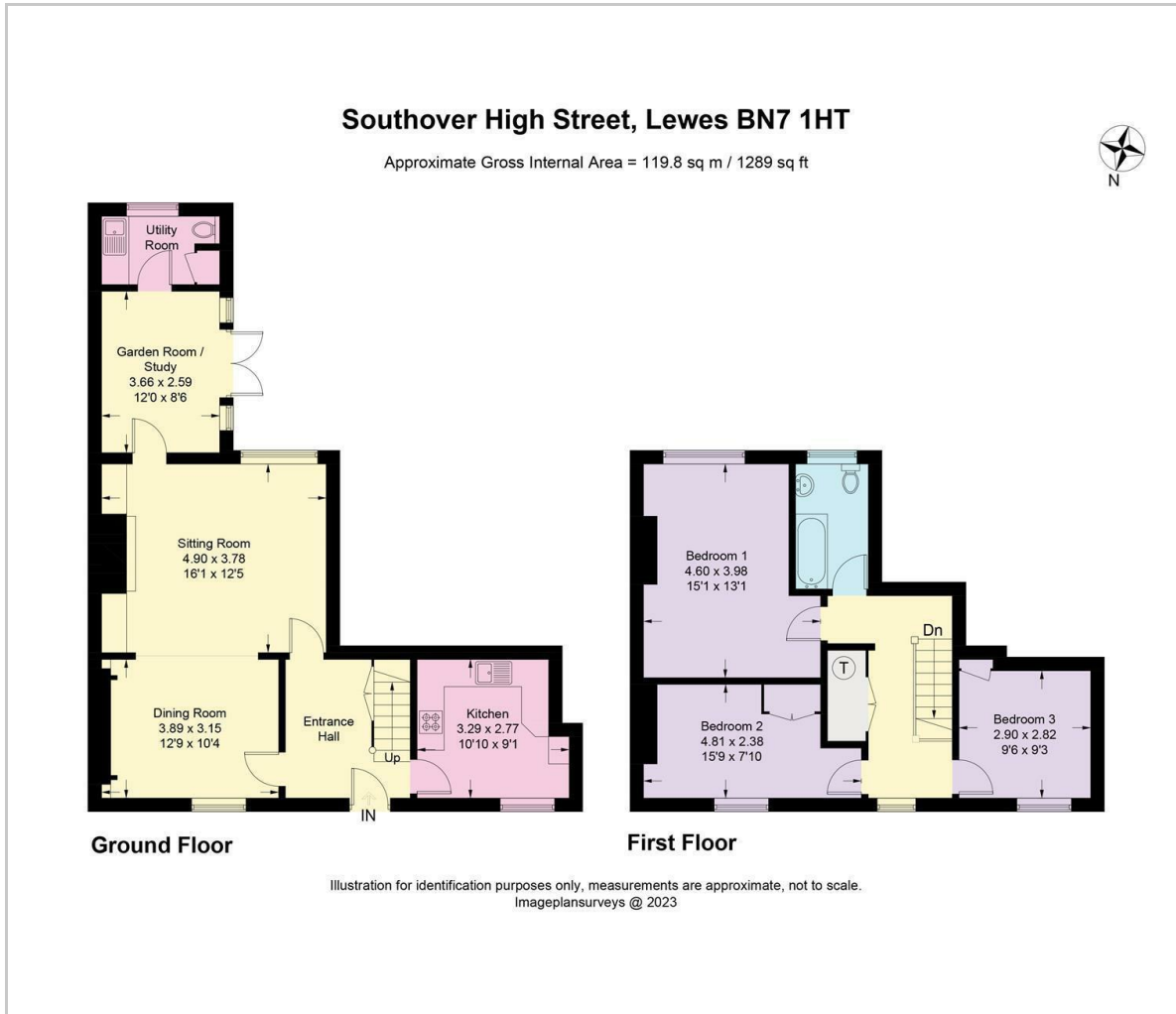
Council Tax Band - E £3060

Lease Information

The seller advises that the property is offered as Leasehold and has approximately 960 years remaining on the lease. The ground rent is £50 fixed throughout the 960 year lease.



Floor Plan

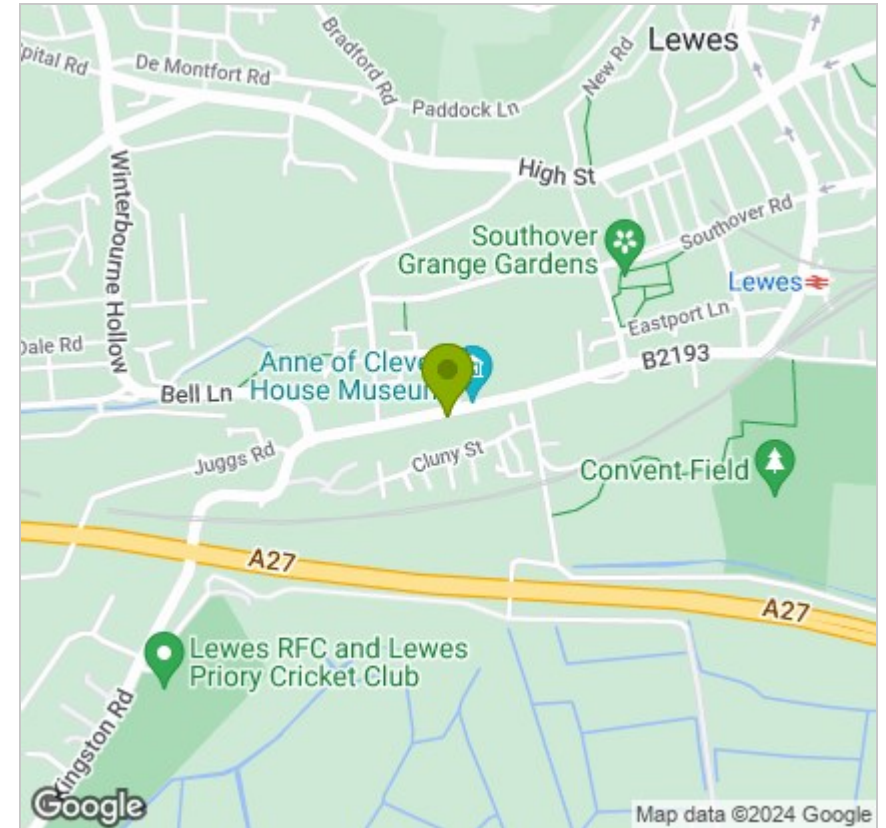


Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

