



OAKFIELD



St. James Street, Lewes  
Asking Price £1,000,000





# SUMMARY

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## A Charming Character Home in the Heart of Southover, Lewes

Tucked away in one of Lewes' most sought-after locations, this delightful detached character home offers a rare combination of period charm, a generous garden, and excellent access to everything the historic town has to offer.

The house sits proudly within the picturesque Southover area, moments from Grange Gardens, the cultural landmark of Anne of Cleves House, and just a short stroll from Lewes mainline station with fast connections to London and Brighton. Families will also appreciate the excellent choice of local schools within easy reach.

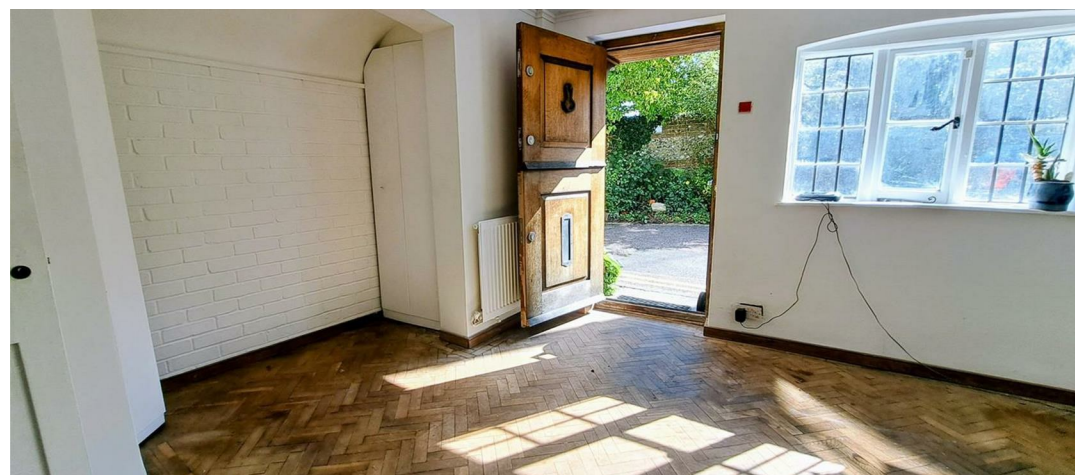
Inside, the property is brimming with character. The spacious living room, complete with feature fireplace, provides a warm and inviting space for family life or entertaining. A bright kitchen and adjoining dining room overlook the garden, creating a natural hub of the home, while a utility room and office add practical flexibility for modern living. Upstairs, three bedrooms and a family bathroom offer comfortable and versatile accommodation.

Outside, the property boasts a larger-than-average, level garden – perfect for children to play, keen gardeners, or simply relaxing in the sun. There is also the added benefit of a single off-road parking space, a valuable feature in this central location. Importantly, we feel the house offers excellent scope to extend (subject to planning), making it an exciting opportunity for buyers wanting to create more space in the future.

This rare home combines history, convenience and potential, offering a wonderful opportunity to put your own stamp on one of Lewes' most desirable neighbourhoods.

Key highlights include: a detached character home with a spacious living room and feature fireplace, bright kitchen and dining room with garden views, three bedrooms and a family bathroom, plus a utility room and home office. Outside, the property enjoys a generous level garden, single off-road parking space, and potential for extension.

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**Living Room**

22'4 x 12'8

**Dining Room**

22'4 x 12'8

**Kitchen**

11'5 x 10'11

**Bedroom1**

12'5 x 10'11

**Bedroom 2**

10'3 x 9'4

**Bedroom 3**

9'4 x 7'7

**Council Tax Band - D £2,627 per annum**























# INFORMATION

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## Tenure

Freehold

## Local Authority

Lewes District Council

## Council Tax Band

**D**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

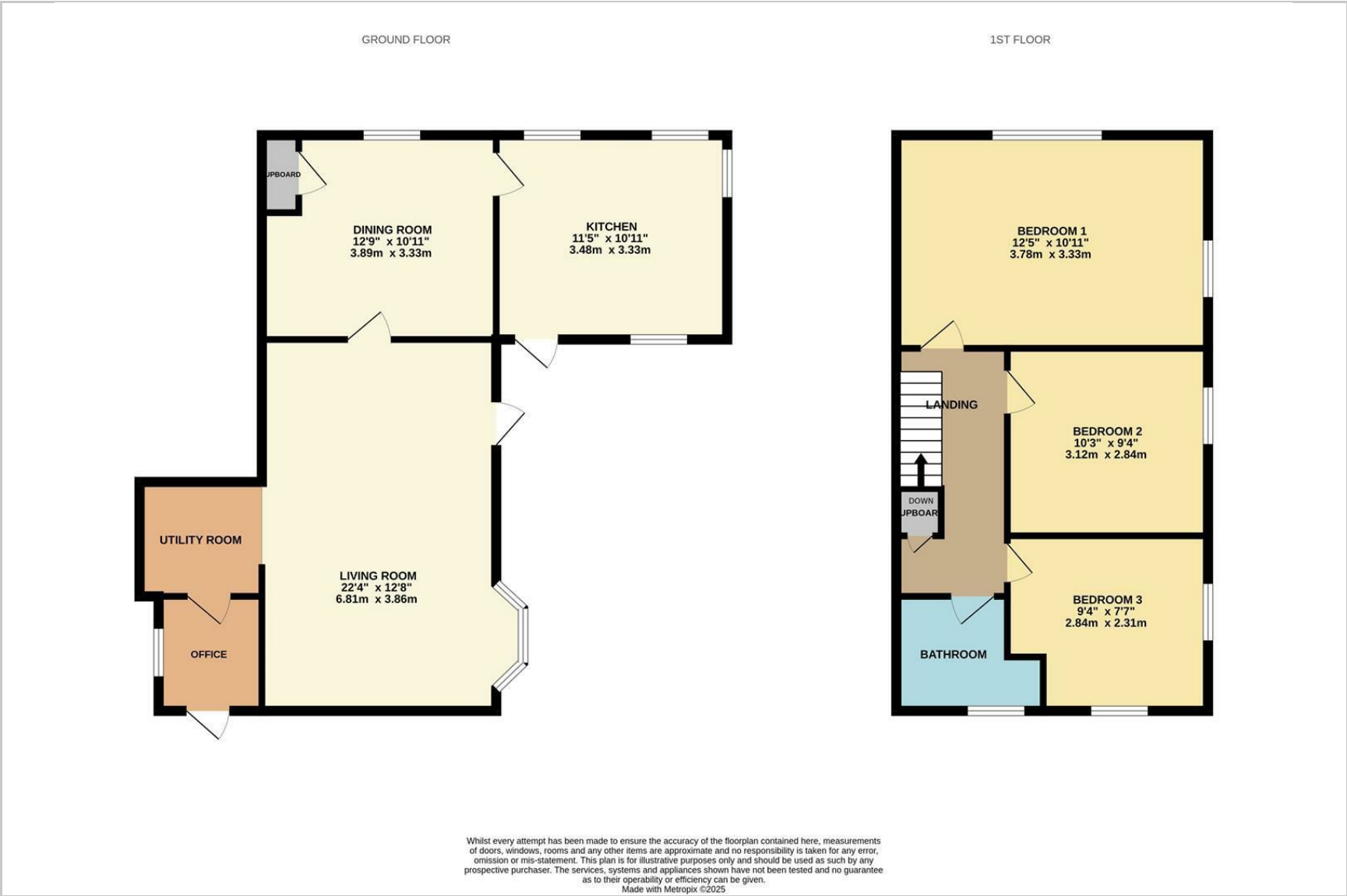
Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

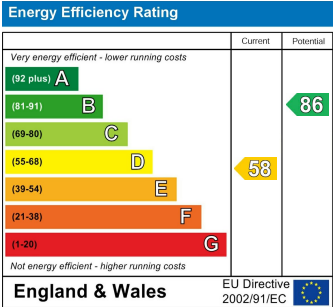




Floorplan



Energy Efficiency Graph



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