

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£700,000**

**Freehold**

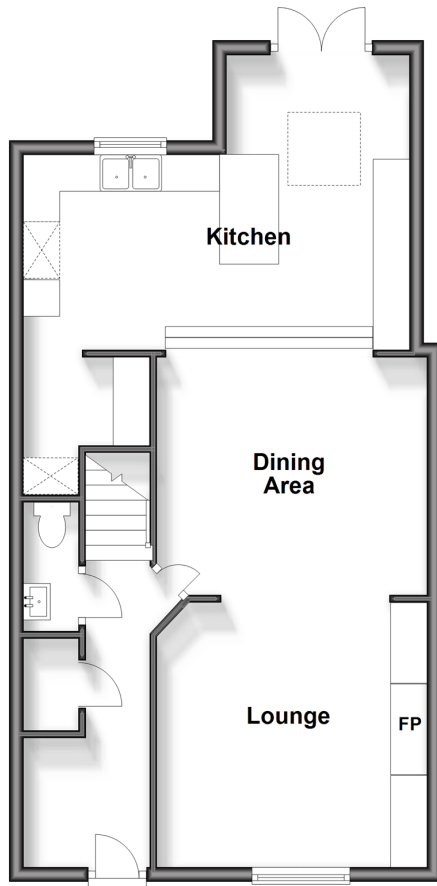
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Priority Street, Lewes, East Sussex, BN7

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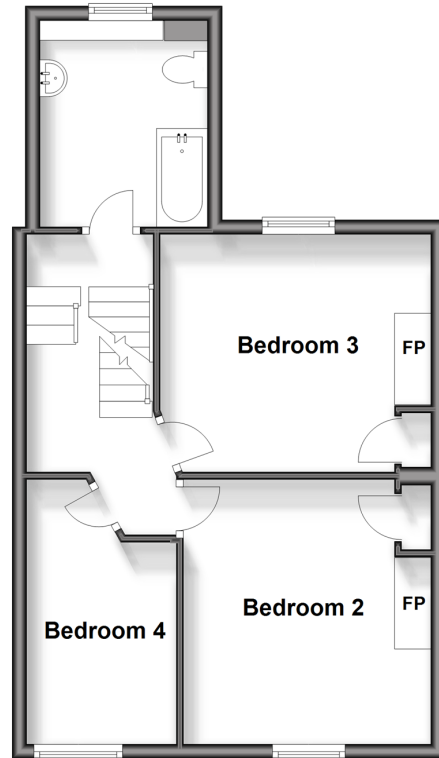
## Split Level Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



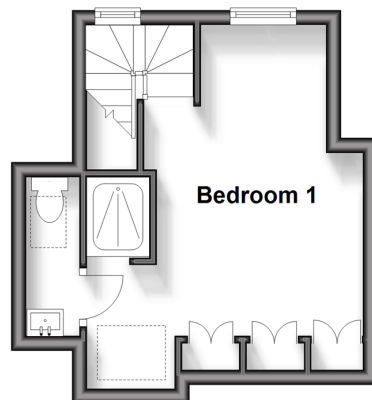
## First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



## Second Floor

Approx. 19.2 sq. metres (206.8 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 12'0 x 10'4 (3.66m x 3.15m)

Dining Area: 11'0 x 10'4 (3.36m x 3.15m)

Kitchen: 16'1 x 9'1 (4.91m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 2: 10'8 x 10'4 (3.25m x 3.15m)

Bedroom 3: 11'2 x 9'9 (3.41m x 2.97m)

Bedroom 4: 10'2 x 6'9 (3.10m x 2.06m)

Bathroom

### SECOND FLOOR

Bedroom 1: 14'3 x 13'9 (4.35m x 4.19m)

Ensuite Shower Facilities

### OUTSIDE

Rear Garden



## Main features

- Beautifully presented period property
- South facing rear garden
- Spacious loft conversion with en-suite shower facilities
- Close to well regarded primary schools, nurseries, mainline station & playing fields
- Views across the town and towards the South Downs

## Nearest Schools

Primary Schools: Western Road Community Primary 0.0 miles, Southover CofE Primary 0.2 miles, St Pancras Catholic Primary 0.5 miles. Secondary Schools: Lewes Old Grammar School 0.2 miles, Priory School 0.3 miles, Owlswick School 1.1 miles

## Transport Information

Train Stations: Cooksbridge 2.3 miles, Plumpton 4.9 miles, Uckfield 7.7 miles

## Address

Priory Street, Lewes, East Sussex, BN7

## Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(67)	C(79)

23008852/20240521/TW/GD