



**Guide Price**

**£700,000**

**Freehold**

3x  1x  2x 

**St. Swithun's Terrace,  
Lewes, East Sussex, BN7**

**cubitt & west**  
Helping you move forwards



## Main features

- Period property in a desirable area, right in the heart of town
- In need of modernisation
- Retaining many character features
- Good size garden
- Close to the mainline station, shops, cafes & pubs

## Accommodation

### GROUND FLOOR

- Hallway
- Lounge: 16'8 x 10'3 (5.08m x 3.13m)
- Dining Room: 16'8 x 10'2 (5.08m x 3.10m)
- Kitchen: 16'7 x 8'0 (5.06m x 2.44m)
- Rear Porch
- Separate Toilet

### FIRST FLOOR

- Landing
- Bedroom 2: 16'2 x 10'8 (4.93m x 3.25m)
- Bedroom 3: 13'4 x 8'10 (4.07m x 2.69m)
- Bathroom

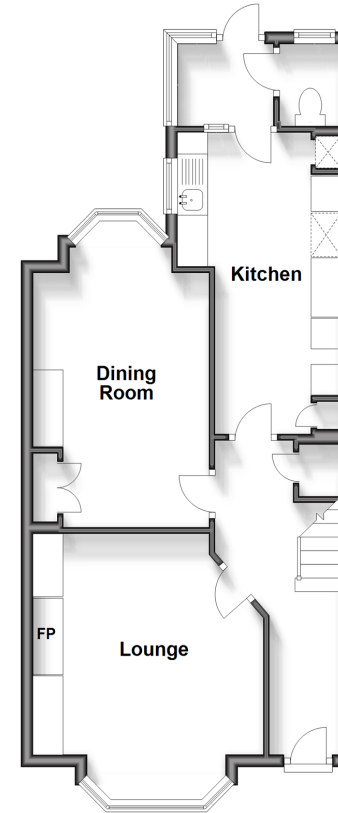
### SECOND FLOOR

- Landing
- Bedroom 1: 17'4 x 11'9 (5.29m x 3.58m)

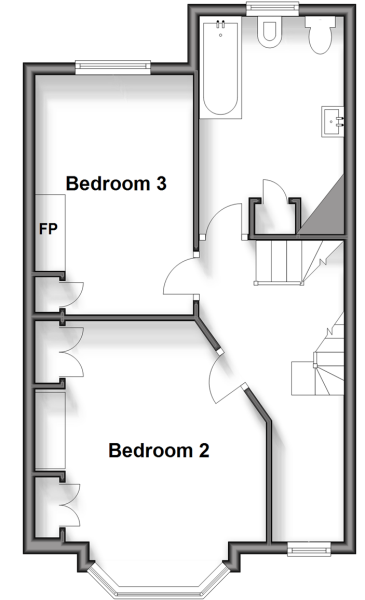
### OUTSIDE

- Front & Rear Gardens

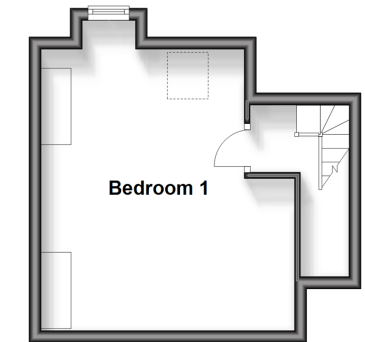
**Ground Floor**  
Approx. 52.4 sq. metres (564.2 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.5 sq. feet)



**Second Floor**  
Approx. 21.6 sq. metres (232.4 sq. feet)



**Call Lewes - (01273) 471231 ■ 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



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