



**Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Sun Street, Lewes, East  
Sussex, BN7**

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented Grade II listed cottage
- Offered with no onward chain
- Walled rear courtyard garden
- Located in the heart of this historic county town
- Close to cafes, shops & mainline train station

## Accommodation

### GROUND FLOOR

Lounge: 11'6 x 11'1 (3.51m x 3.38m)  
 Kitchen: 8'6 x 7'11 (2.59m x 2.41m)

### FIRST FLOOR

Landing  
 Bedroom 2: 10'10 x 8'4 (3.30m x 2.54m)  
 Bathroom

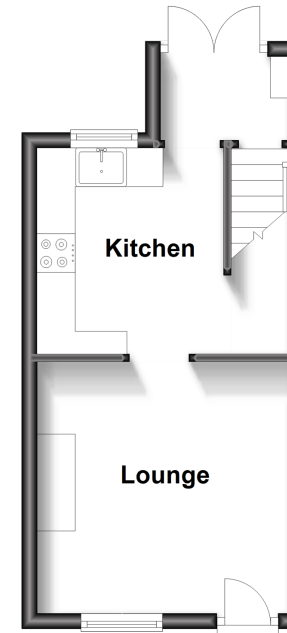
### SECOND FLOOR

Bedroom 1: 12'9 x 11'3 (3.89m x 3.43m)

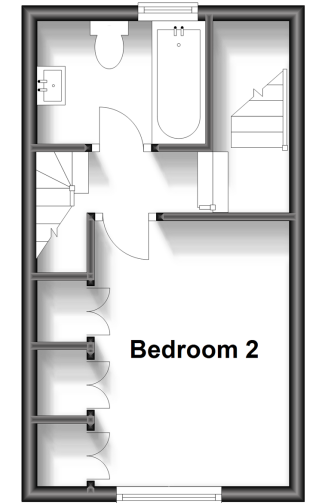
### OUTSIDE

Rear Garden

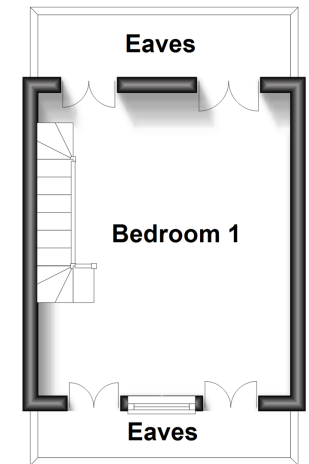
**Ground Floor**  
 Approx. 21.8 sq. metres (235.0 sq. feet)



**First Floor**  
 Approx. 19.8 sq. metres (213.6 sq. feet)



**Second Floor**  
 Approx. 12.9 sq. metres (139.2 sq. feet)



**Call Lewes - (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



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