



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£425,000**

**Freehold**

2x  1x  2x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Grade II Listed property in the heart of this historic county town
- Set over 4 floors
- Period features including fireplaces, beams, floorboards & sash windows
- Walking distance to shops, restaurants & mainline station
- Low maintenance, walled rear garden

## Accommodation

### GROUND FLOOR

Lounge: 10'6 at widest point x 10'1 (3.20m x 3.08m)

Dining Room: 9'2 x 7'4 (2.80m x 2.24m)

Kitchen: 8'2 x 6'4 (2.49m x 1.93m)

### BASEMENT

Cellar Room: 10'1 x 9'6 (3.08m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 2: 10'9 x 10'7 (3.28m x 3.23m)

Bathroom

### SECOND FLOOR

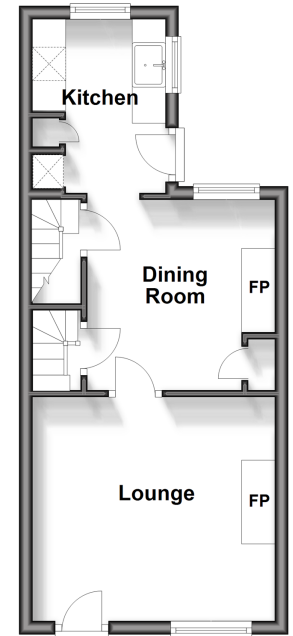
Landing

Bedroom 1: 12'5 x 11'10 (3.79m x 3.61m)

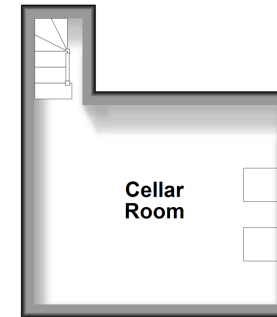
### OUTSIDE

Rear Garden

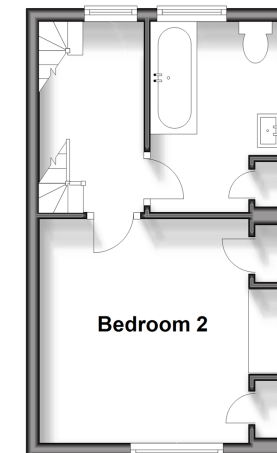
**Ground Floor**  
Approx. 28.3 sq. metres (304.9 sq. feet)



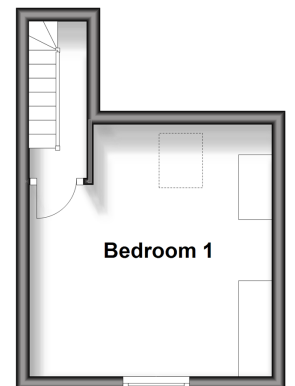
**Basement**  
Approx. 11.8 sq. metres (126.8 sq. feet)



**First Floor**  
Approx. 22.9 sq. metres (246.9 sq. feet)



**Second Floor**  
Approx. 15.1 sq. metres (162.1 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



23008611/20241112/JL1/TW