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FOR SALE
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£1,000,000 - £1,200,000 guide price
3 Malling Street, Lewes, East Sussex, BN7 2RA

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Overview...

We're pleased to be representing an exceptionally well presented, and unique Grade II listed, 4 bedroom, double fronted house - located in the heart of the historic County town of Lewes, East Sussex.

Situated in the popular Cliffe area of Lewes, at the end of the pedestrianised Cliffe High Street with its wealth of independent shops and businesses - The property has been sympathetically restored and maintained by the current owners.

This circa 350 year-old, Grade II listed building boasts a wealth of charm and character. Throughout the property, are restored oak beams, a ground floor Inglenook Fireplace, vaulted ceiling found in bedroom 2, original chalk block and flint walls, and to the outside - we find a pretty courtyard and one-of-a-kind hidden walled and fenced garden.

Viewings are highly recommended to see this unique home.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929



The property...

INTERNAL ENTRANCE PORCH

SEMI OPEN PLAN LIVING KITCHEN AND DINING

LIVING / DINING - As you enter the property, you are presented with a stunning double fronted space with lovely exposed beams, original chalk block wall and in the large open dining space - painted wide board paneling. An impressive Inglenook Fireplace with a gas converted cast iron Jotul stove, is nestled below a bressumer beam and exposed brickwork, with the space being tied together with solid oak floors. A pair of sash bay windows enjoy views to the 13th century St Thomas a Becket Church and along the historic Cliffe High Street.

A cloak room can be found on the ground floor, with polished terracotta floors, and modern white suite consisting of WC and wash hand basin.

Stairs rise to the first floor secondary living space and bedrooms.

KITCHEN - At the heart of the home, is a professional stainless steel kitchen with a Mercury range cooker - perfect for prepping for family, friends and dinner parties. Set into the black granite work surface is a double butler sink, and a walk-in larder with space for a large fridge. The kitchen further features an exposed original chalk block wall, and polished terracotta tiled floors. A stable door then leads to the brick paved courtyard, first floor terrace and hidden garden.

FIRST FLOOR LANDING





The property...

BEDROOM 1 - The beautiful master suite of this Grade II listed property, is embellished with original oak beams, brick built fireplace, and flint and chalk feature walls. This double sized room has plenty of space for a king bed and relaxing sitting room. The double fronted windows come with elevated views over the historic Cliffe High Street and church. Follow through the doorway to an open wardrobe space, and through to a tucked away first floor roof terrace - perfect for early morning coffees.

Agents Note: we feel subject to the relevant permissions and consents it may be possible to create an EnSuite Bathroom to this Bedroom by utilising the store cupboards on the landing and off of the bedroom as shown on the floor plan.

FAMILY BATHROOM - The first floor bathroom features a contemporary toned painted tongue and grooved walls, with a white suite consisting of a corner bath with shower, WC and wash hand basin. It also contains a large linen cupboard - for storing and drying.



Property and Outside...



STUDY- for working from home, a useful, quiet home office space with a storage cupboard, and door leading to the first floor roof terrace.

Stairs continue to the second floor.

BEDROOM 2 - Nestled within the top floor of the property, the Bedroom features a unique space that contains a large vaulted ceiling with restored original beams, a hay loft, and glorious rooftop views over Cliffe High Street and Lewes castle.

BEDROOM 3 - The third double bedroom, perfect as a guest room; it is light, bright with a vaulted ceiling.

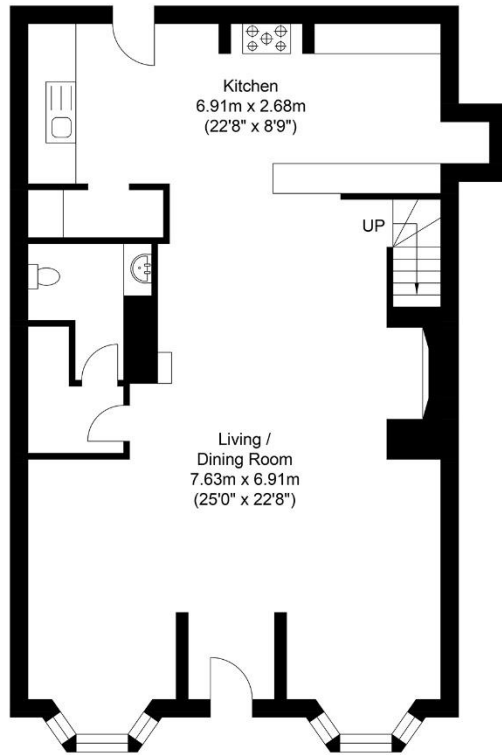
BEDROOM 4 - Next to Bedroom 2, the fourth bedroom also shares great rooftop views over the High Street towards the castle.

ROOF TERRACE - Connected to via Bedroom 1, the Study, and from a stairway leading from the lower bricked courtyard, a quiet terrace provides space for outside dining. This flows through to the courtyard, leading to the pathway to the hidden garden.

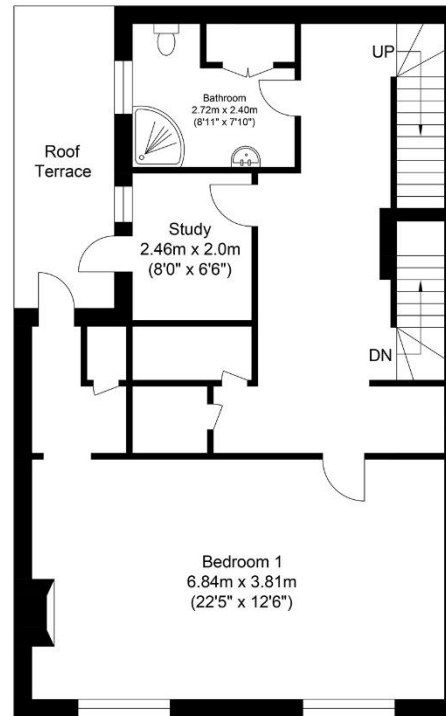
GARDEN - The home's unique garden is located at the end of a reclaimed brick laid path. which leads to a hidden walled and fenced Garden. The space has been landscaped in recent years, and features modern fencing and mature plants and shrubs providing colour and texture to the space. The sunny garden features a further decked terrace, making the most of this relaxing quiet space.

Council Tax Band - D

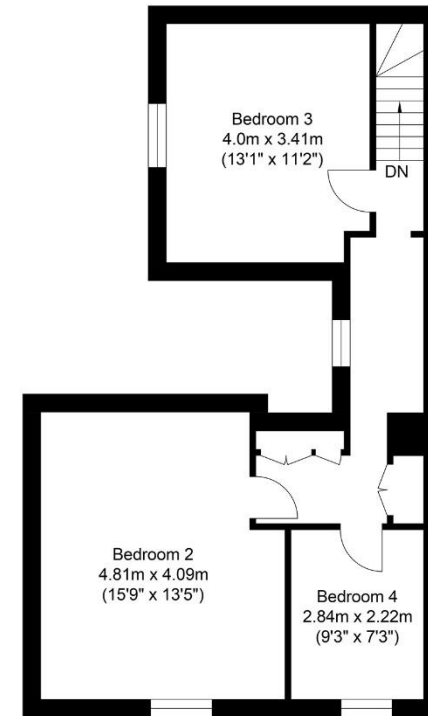




Ground Floor
Approximate Floor Area
863.48 sq ft
(80.22 sq m)



First Floor
Approximate Floor Area
749.49 sq ft
(69.63 sq m)



Second Floor
Approximate Floor Area
544.86 sq ft
(50.62 sq m)



Approximate Gross Internal Area = 200.47 sq m / 2157.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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