



£625,000 offers in excess of
11 Garden Street, Lewes, East Sussex, BN7 1TJ

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Overview...

An extremely well presented character home located in the Southover area in the heart of historic Lewes Town Centre and close to Lewes Mainline Railway Station and the pretty Grange Gardens.

The property boasts a Westerly Facing Garden with views of Lewes Castle.

Inside there is a beautiful Kitchen Dining Room with double doors leading to the garden and a delightful window seat. The Sitting Room is of a comfortable size and there is a Utility Room with Ground Floor Cloakroom and also a useful Cellar.

Upstairs and arranged over two floors there are 2 Double Bedrooms, a Modern Shower Room and a Loft Room with EnSuite Shower Room.

Viewings Highly Recommended



The property...

Entrance Porch – Front door opens into a useful entrance porch with door opening to;

Entrance Hall – Opening to Living Room and door Kitchen Diner and stair rise to first floor.

Sitting Room – Measuring a comfortable 14'9 x 12'9. Sash window to Garden Street. Recessed spotlights.

Kitchen / Dining Room – A gorgeous kitchen finished a beautiful green and complimented by a block wood worksurface and copper coloured handles. Wood floors. Painted panelled wall. Feature window with window seat looking into the garden. Door to cellar and double doors to garden. door to;

Utility Room and Cloakroom – Modern white suite comprising of wc and space for kitchen appliances. Window to side.

Cellar – Brick laid steps lead down to an undecorated cellar with light.

First Floor Landing – Painted panelled doors to principal rooms. Wooden hand rail and balustrade over stairs. Window to rear with far reaching view. Door reveals stairs rising to Second Floor.

Shower Room - Modern suite comprising of generously sized shower enclosure with black framed screen, wc and wash hand basin. Wooden floors and sash window to front aspect.





Property and Outside...

Bedroom 1 – A generous double bedroom with fitted wardrobes with painted panelled doors. sash window to Garden Street

Bedroom 2 – A double bedroom with far reaching views over treetops and the Lewes townscape.

Second Floor

Loft Room – Two roof windows to rear aspect with far reaching views. Wooden floors. Fitted Wardrobes and further eaves storage. Recessed spotlights. Door to;

EnSuite Shower Room – Modern suite comprising of a shower enclosure, wc and wash hand basin.

Garden – Westerly Facing courtyard style garden with paved pathway passing raised beds planted primarily with herbs for the kitchen. Gated access to the side. The path leads to a raised decked terrace with ample space for outside seating. Views extending to Lewes Castle.





Location...

Garden Street is pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located opposite Dorset Road which is a non through road with pedestrian steps leading directly to the entrance of Lewes Mainline Railway Station.

The property is conveniently located for Grange Gardens, Priory Ruins and historic Lewes High Street. The Southover area is popular for its proximity to the High Street and railway station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.



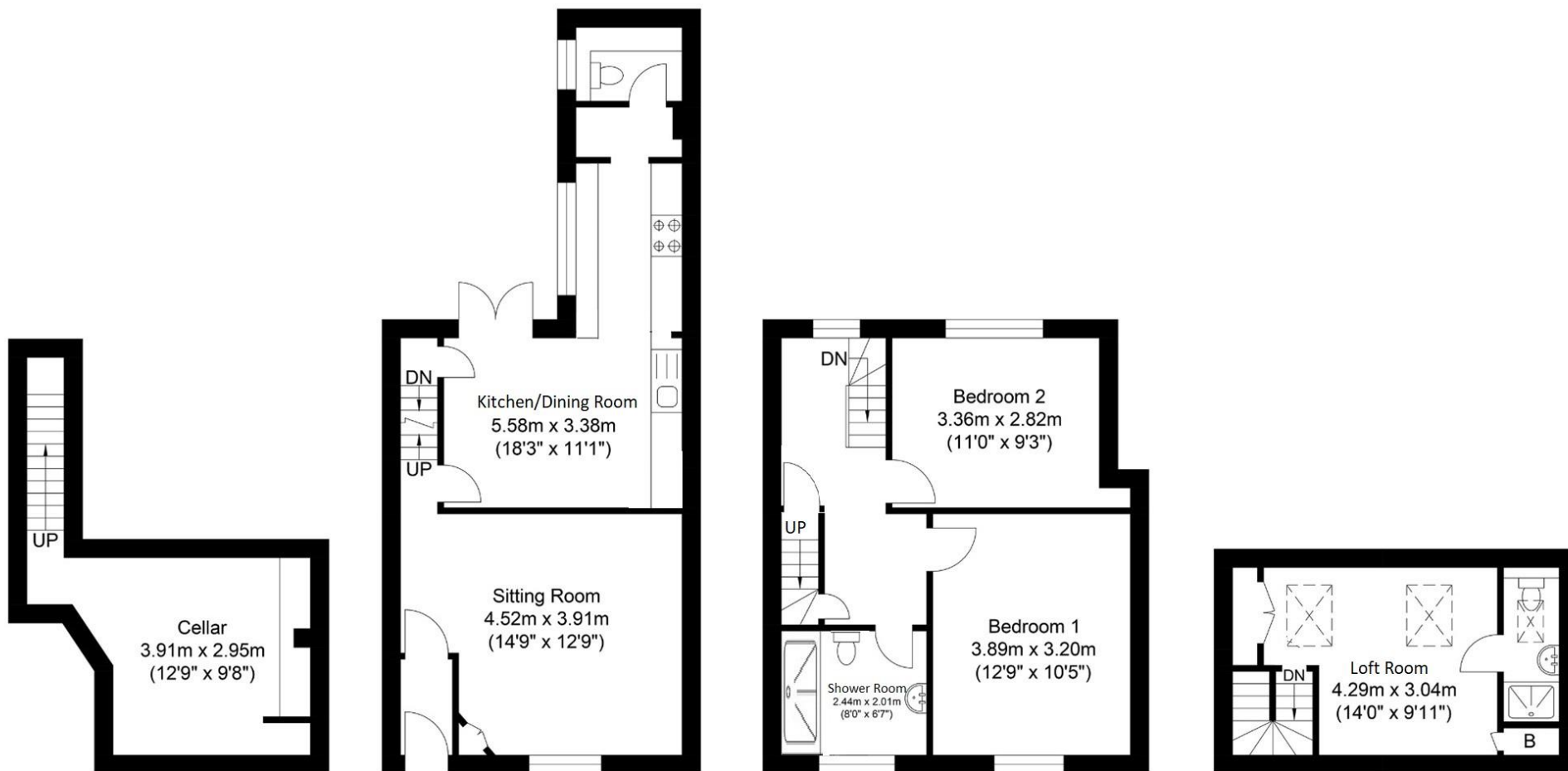
Tenure – Freehold

Gas central Heating – Double Glazing to the rear sash windows to the front.

EPC Rating – D

Council Tax Band – D

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



Lower Ground Floor
Approximate Floor Area
146.06 sq ft
(13.57 sq m)

Ground Floor
Approximate Floor Area
424.95 sq ft
(39.48 sq m)

First Floor
Approximate Floor Area
398.26 sq ft
(37.0 sq m)

Second Floor
Approximate Floor Area
173.08 sq ft
(16.08 sq m)

Approximate Gross Internal Area = 106.13 sq m / 1142.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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