



£475,000 guide price

57 New Road, Lewes, East Sussex, BN7 1YW

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# Overview...

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A pretty 2 Bedroom Victorian Cottage located in a quiet position in the heart of Lewes town centre.

The property is beautifully presented and boasts many character features such as ornate fireplaces, sash windows, panelled doors and exposed floorboards, and enjoys wonderful views over The Paddock.

The front door opens into a Through Sitting Room/Dining Room which leads onto the Kitchen and Ground Floor Bathroom.

Upstairs we find 2 Bedrooms and access to the Roof Terrace which enjoys views onto Lewes Castle.

Outside there is a Southerly Facing Courtyard Garden and a useful brick built shared Outbuilding.

Viewings are highly recommend to appreciate the Views and Location of this wonderful home.



# The property...

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**Through Living Room/ Dining Room** – Measuring a generous 18'3 x 11'5.

**Sitting Room** – Sash window with elevated views over The Paddock. Feature ornate fireplace. Exposed painted floorboards. Fitted cupboards to chimney recess. Open plan to;

**Dining Room** – Exposed painted floorboards. Stairs to first floor. Understairs storage cupboard. Opening to Kitchen

**Kitchen** – Modern fitted kitchen finished in a gloss white and complimented by real wood worksurfaces and brightly coloured tiled splashbacks. The kitchen comprises of an array of cupboards and drawers and features a slate tiled floor and a roof window. Door to garden and panelled door to;

**Ground Floor Bathroom** – Modern white suite comprising of a rolltop bath with claw feet, wc and wash hand basin. Simple and timeless white tiled walls and window to the side.

**First Floor Landing** - Doors to principal rooms.

**Bedroom 1** – A generous double bedroom with sash window to the front with elevated far reaching views across The Paddock. Exposed painted floorboards and picture rail. Fireplace.

**Bedroom 2** – Exposed white painted floorboards and fitted wardrobe. Low level glazed door opens to Roof Terrace.





## Outside...

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**Roof Terrace** – A surprising but welcome addition to the property is this decked terrace. The terrace is surrounded by a wooden hand rail and balustrade and enjoys elevated views over rooftops and onto Lewes Castle. The terrace is of a Southerly aspect.

**Courtyard Garden** – An enclosed courtyard garden with fenced boundaries.

**Outbuilding** – At the end of the courtyard is a white painted brick built workshop/shed. The outbuilding measures 10'6 x 7'8 and features an old brick hopper. This useful outbuilding is shared with the next door neighbour who can use half of the space, which they use for garden storage. There is a gate in the rear garden providing the neighbour access.





## Location...

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**New Road** is a seldom used non through road located in the heart of Lewes town centre. For the most part the street only has properties on one side of the road allowing for plenty of light to enter the property but also providing a far reaching view across The Paddock.

Scenic walks and access to the South Downs are only a short walk away, located at the end of the adjoining Paddock Road and DeMontfort Road.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is just a very pretty 5-minute walk away (Source Google Maps) passing through the Castle Barbican.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton and Gatwick. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is a 12 minute walk away (Source Google Maps)

Lewes is also a popular choice for schools with many well referred primary schools, a popular secondary school and tertiary college. Lewes Old Grammar also offers an excellent option and caters for children of primary and secondary ages.

Tenure – Freehold  
Gas Central Heating  
EPC Rating – D  
Council Tax Band – C

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





Ground Floor  
Approximate Floor Area  
330.66 sq ft  
(30.72 sq m)

First Floor  
Approximate Floor Area  
212.91 sq ft  
(19.78 sq m)

Outbuilding  
Approximate Floor Area  
80.72 sq ft  
(7.50 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 50.50 sq m / 543.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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