



£625,000 offers in excess of
6 Market Street, Lewes, East Sussex, BN7 2NB

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Overview...

A wonderfully characterful, Grade II Listed, residence located in the very heart of Lewes town centre and just a 6 minute walk to the Mainline Railway Station.

The 3/4 Bedroom property boasts flexible and adaptable accommodation with an Entrance Vestibule with double front doors. An Impressive Living Room which is focused around the former shop windows and boasts fantastic ceiling height, there is a Dining Room with a fireplace and sash window, an unashamedly contemporary kitchen with bold sunflower yellow worksurfaces, a pretty Garden Room with double glazed roof, and a useful Basement Room.

Upstairs over two floors we find 3 Double Bedrooms, a Loft Room, currently presented as the 4th Bedroom and a modern Family Bathroom.

Outside, the Courtyard Garden faces an enviable westerly aspect and provides a brick laid patio benefitting from gated side access leading out to West Street.

VIEWING RECOMMENDED



The property...

Entrance Vestibule - Double front doors open into an Entrance Vestibule. Glazed door and windows to;

Sitting Room- An impressive reception room boasting an enviable ceiling height and former shop windows with bespoke made secondary glazing which flood the room with an abundance of natural light. Picture rail and exposed wood floors. Door to;

Dining Room- A great room with exposed wood floors, feature fireplace and sash window looking through the Garden Room and onto the Garden. Door to Basement and opening to;

Kitchen- Contemporary modern kitchen with a range of flush fronted cupboards and drawers finished in a gloss white colour and complimented by a bold contrasting yellow coloured worktops. The dual aspect kitchen enjoys views into the Garden Room and over the Courtyard Garden. Exposed beams and door to;

Garden Room - A characterful room with double glazed roof and windows with views and access to the Courtyard Garden. Exposed brick wall and wood effect, tiled floor.

Basement Room - A decorated room with good head height. Window the front, fitted cupboards. We are advised that the room would benefit from tanking if to be used as a more permanent room, otherwise a useful storage room.

First floor Landing- Wooden handrail and over stairs with stairs continuing to second floor and open to the Loft Room. An impressive feature to the first floor landing are a pair of timber built bi-fold doors which open to Bedroom 3.

Bathroom- A modern bathroom suite comprising of a panel enclosed bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Tiled surrounds and floor. Sash window to the front.





Property and Outside...

Bedroom 1 - A generously sized double bedroom with picture rail, fitted wardrobes and sash window to the front and views over historic Market Street.

Bedroom 2 - A dual aspect double bedroom with views over courtyard garden.

Bedroom 3 - A comfortable double bedroom with fitted wardrobes, sash window with views over the garden and a pair of bi-fold doors to landing.

Loft Room- A good size room but with limited head height. Window to the front with views over rooftops.

OUTSIDE

Rear Garden- A courtyard garden of a desirable Westerly aspect. The courtyard is mostly brick laid with a raised ornamental pond and enclosed by brick walls and benefitting from gated rear access.



Location...

Market Street is a pretty road located very much in the heart of Lewes town centre. The road comprises of character homes and businesses located in historical buildings, including the wonderful Old Needle Makers which is home to many independent stalls, shops and eateries.

Market Street is adjacent to Lewes High Street making the property ideally situated to embrace all that Lewes High Street offers. The Mainline Railway Station is just a little further at just a 6 minute walk away (Source Google Maps), offering regular direct services to Brighton, London and Gatwick.

The Pells area is also within striking distance, offering a large recreation field with children's park, The Pells open air swimming pool, wildlife pond and church.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, and Leisure Centre with indoor swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

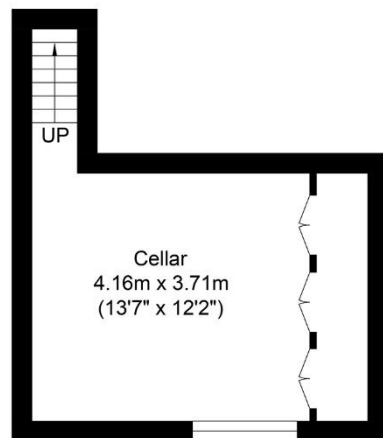
Tenure – Freehold

Gas Central Heating

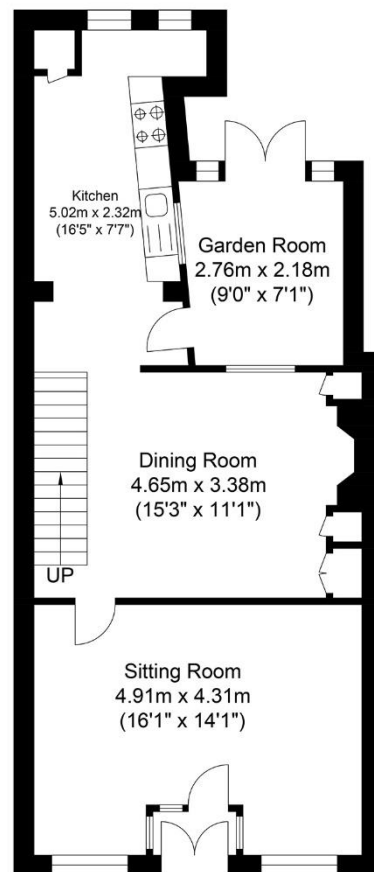
EPC Rating – Grade II

Council Tax Band – D

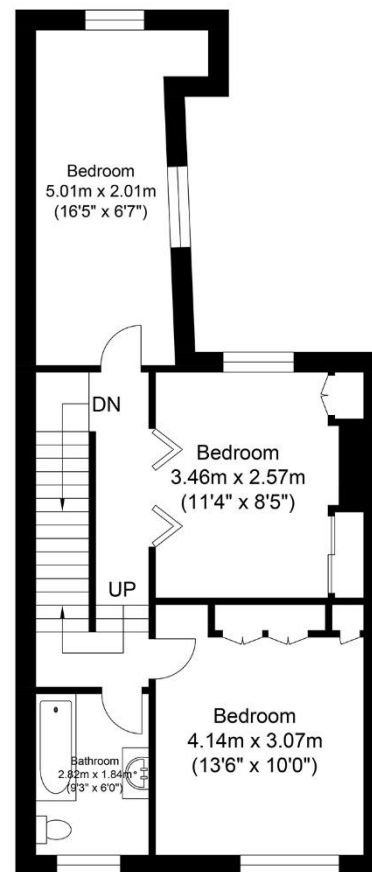




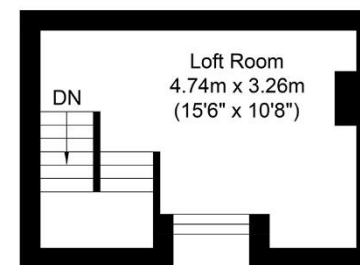
Basement
Approximate Floor Area
212.04 sq ft
(19.70 sq m)



Ground Floor
Approximate Floor Area
556.49 sq ft
(51.70 sq m)



First Floor
Approximate Floor Area
496.21 sq ft
(46.10 sq m)



Second Floor
Approximate Floor Area
150.69 sq ft
(14.0 sq m)



Approximate Gross Internal Area = 131.50 sq m / 1415.45 sq ft

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

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