



**£400,000** offers in excess of  
Garden Plot, 207 High Street, Lewes, East Sussex, BN7 2NS

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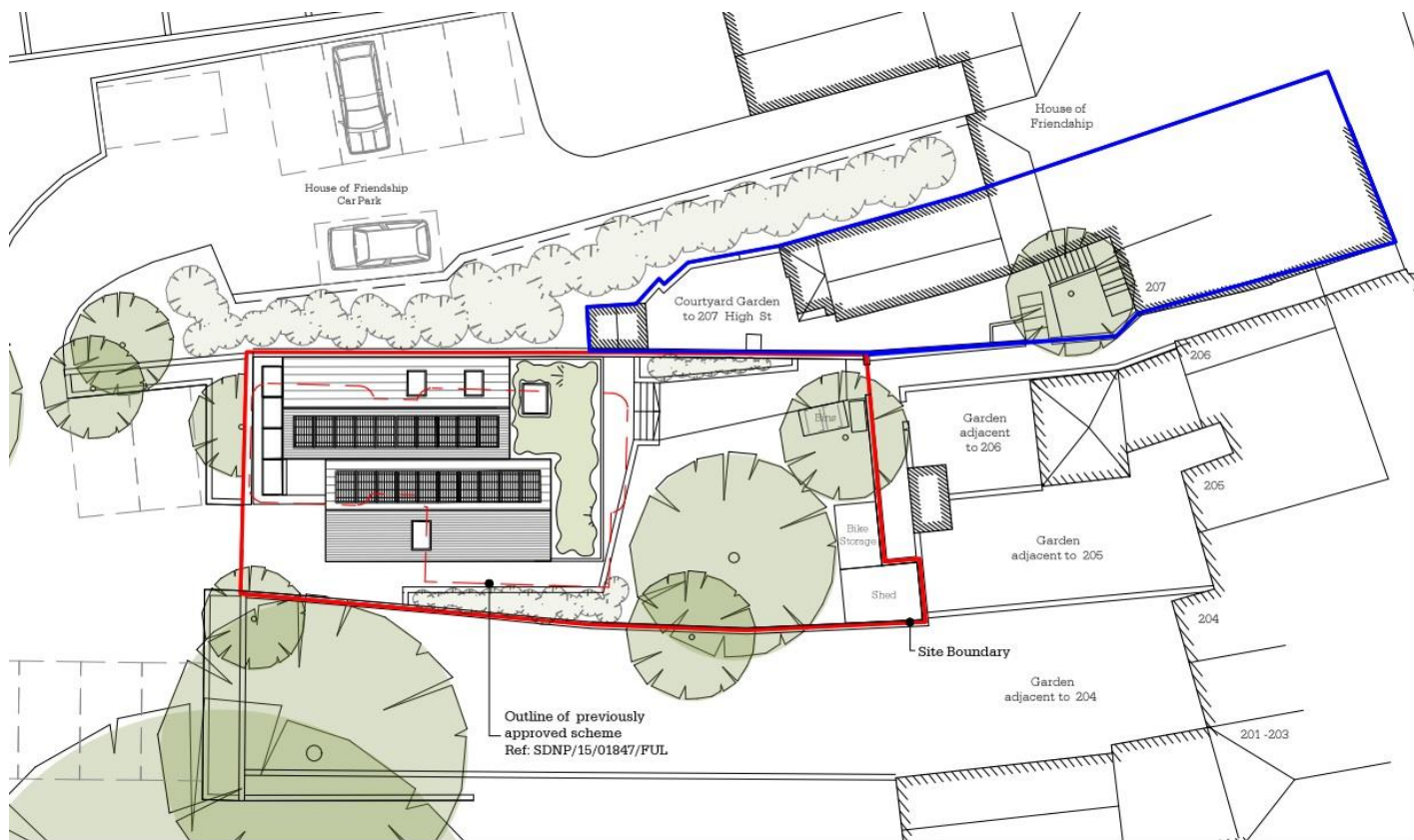
# The property...

Located in the heart of Lewes Town Centre but away from the hustle and bustle of the High Street the development offers an exciting and unique opportunity to build a 3 Bedroom Detached home of approximately 1313 sq.ft. (122 sq.m) with Allocated Off Street Parking and Southerly Facing Garden.

The approved plans allow for a 3 Bedroom Detached home featuring a desirable Open Plan Kitchen Dining Room, Sitting Room, Ground Floor Cloakroom and a Study. Upstairs the plans show a Family Bathroom and 3 Bedrooms, the principal having an EnSuite Shower Room.

Architectural features for the completed dwelling could include, vaulted ceilings, and stunning floor to ceiling windows and doors making the most of the views over the garden.

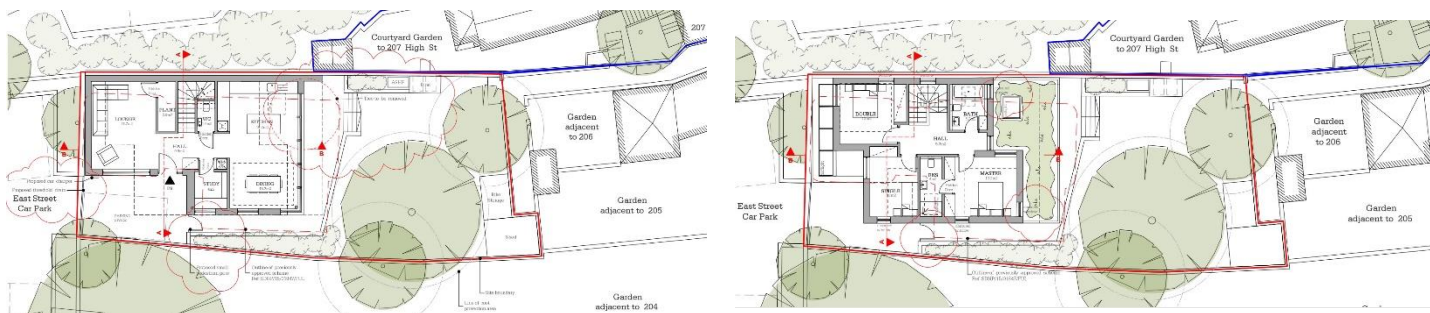
Outside the property would benefit from Off Street Parking, a purpose built bicycle store and a landscaped gardens which would include a slightly sunken courtyard adjacent to the Kitchen.

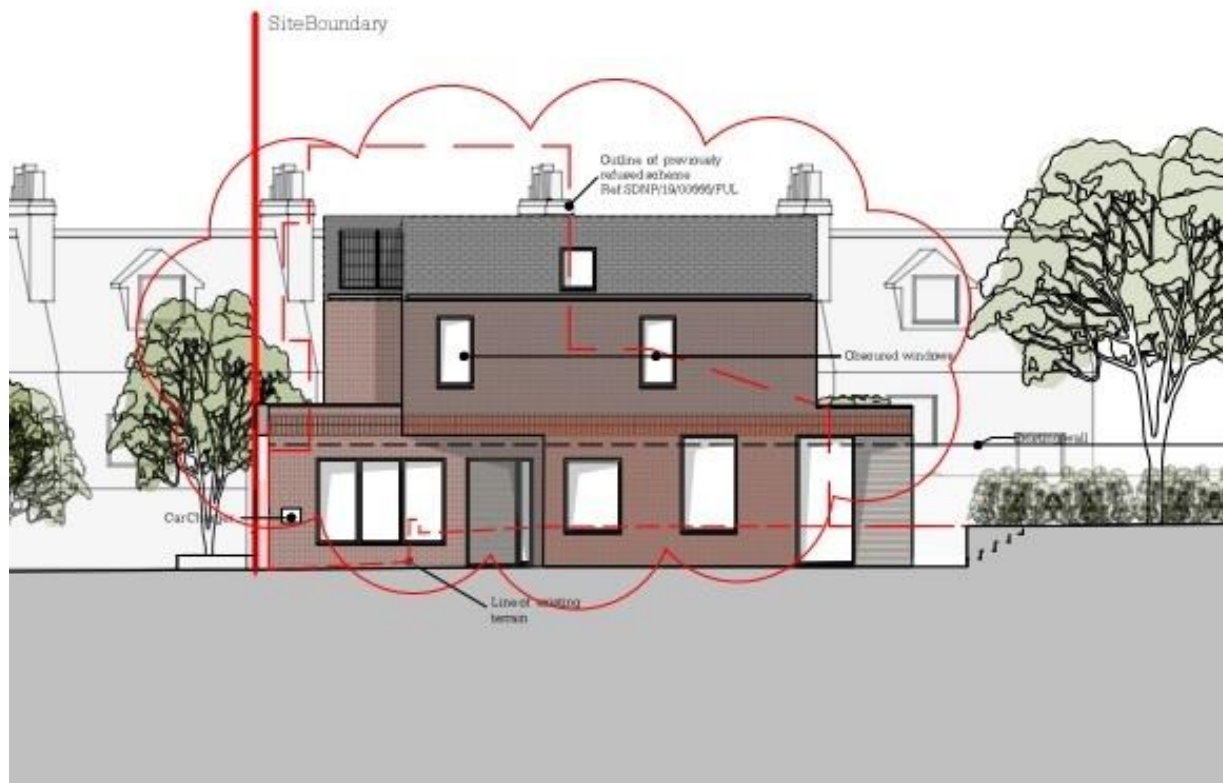


Planning Reference – SDNP/22/03497/FUL  
We are advised works are considered as commenced.

Services: It will be the responsibility of the prospective purchaser(s) to connect the property to mains electricity, gas, and fresh and waste water

Tenure – Freehold





## Location...

Located behind 207 High Street, Lewes with direct pedestrian access to the High Street and vehicle access via East Street. The plot offers a surprisingly tranquil position yet is directly accessible to the hustle and bustle of historic Lewes High Street.

The High Street offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes Mainline Railway Station is within easy walking distance and offer direct trains to London Victoria, Brighton, Gatwick and Eastbourne.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance.







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