



£590,000 offers in excess of
16 Chapel Hill, Lewes, East Sussex, BN7 2BB

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Overview...

A great opportunity to purchase this beautifully presented two double bedroom mid terraced period cottage.

Improved and updated by the present owners, this fantastic character home is situated in a particularly sought after location close to Southcliffe High Street yet enjoying a high degree of peace and privacy.

Accommodation in brief comprises a front aspect living room with dark engineered wood flooring and a cast iron log burning stove. This bright room leads through to a good size refitted kitchen/breakfast room with space for a table and direct access to the enclosed rear garden.

On the first floor is a generous double bedroom with contemporary fitted bathroom while the top floor boasts a delightful double bedroom with wonderful views over Lewes to the South Downs.

VIEWING RECOMMENDED



The property...

Living Room- A bright south westerly facing room with sliding sash window and fitted shutters, cast iron inset log burning stove, with matching hearth and fitted shelving to the recess, dark stained engineered wood flooring, stairs to the first floor, door to-

Kitchen/Breakfast Room- A bright room with space for a dining table, fitted with range of Shaker style wall and base cupboards and solid wood working surfaces, ceramic butler sink with Victorian style swan neck mixer tap, integrated 4 burner "BOSCH" gas hob with cooker hood over and double oven below, integrated "Indesit" dishwasher, attractive tiled splash areas, rear aspect window and adjacent part glazed door opening onto the rear patio garden, attractive "Fired Earth" tiled floor with underfloor heating and understairs storage.

First Floor Landing- Stripped and stained to match wood flooring, understairs cupboard.

Bedroom- A generous double bedroom, flooded with natural light from the front aspect south westerly facing window, views over Lewes, inset cast iron fireplace, engineered wood flooring.

Bathroom- Fitted with a white period style suite comprising a free standing roll top, ball and claw foot bath with chromed shower over, toughened glass shower screen and tiled surround, pedestal wash hand basin with matching tiled splash back, low level w.c., rear aspect sliding sash window with fitted shutters, bathroom cupboard, chromed heated towel rail, engineered wood flooring.

Attic Bedroom- A super bright room flooded with light through the front aspect southerly facing window and roof window, bespoke fitted cupboard and drawer unit, stripped floorboards, eaves access.





Outside...

Front Garden- A delightful brick paved courtyard garden with stoked flower bed enclosed by dwarf walling with gated access.

Rear Garden- A super rear courtyard garden, brick paved with plenty of space for a table and chairs with an attractive raised and stocked flower bed, The whole is enclosed by curved flint walling and offers a good degree of seclusion.



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

Location...

Chapel Hill is a pretty no through road leading up to Lewes Golf Course and is located in the Cliffe area in the heart of historic Lewes Town Centre.

The property is moments from the hustle and bustle of the pedestrianised Cliffe High Street which is home to a number of boutique shops, antique centres, restaurants and cafes, including the original Bill's.

Chapel Hill is within striking distance of the South Downs National Park via Chapel Hill, but also scenic river walks, and the railway land nature reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London, Gatwick and Brighton. The High Street is even closer at just a 1-minute walk. Source Google Maps.

Lewes caters for schooling of all ages including The Old Grammar School and boasts The Depot Cinema, Leisure Centre and Pells Open Air Swimming Pool along with many public parks and recreation grounds and 3 major supermarkets.

Lewes is also host to many sports clubs including Rugby, Football, Cricket, Tennis, Golf, Stoolball, Rowing, Cycling, Running and Athletics to name a few.

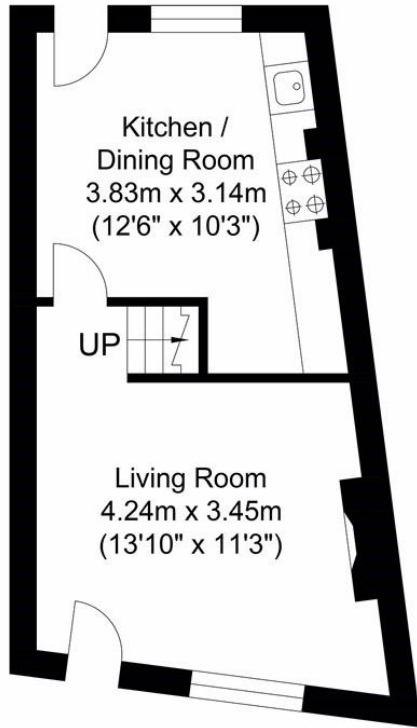


Tenure - Freehold

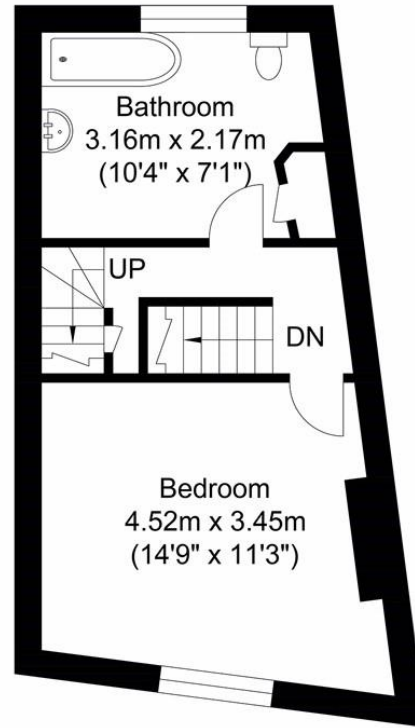
Gas central Heating

EPC Rating - E

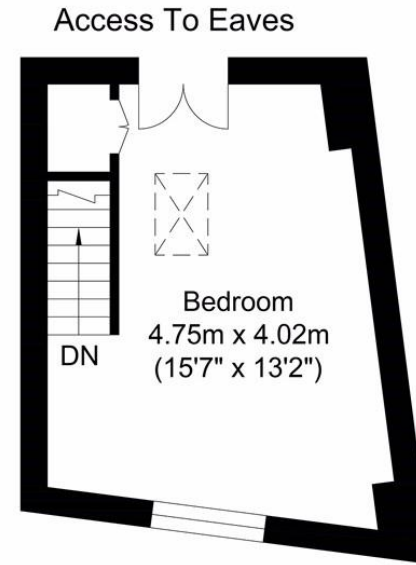
Council Tax Band - D



Ground Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



First Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



Second Floor
Approximate Floor Area
185.13 sq ft
(17.20 sq m)



Approximate Gross Internal Area = 66.74 sq m / 718.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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