



£425,000 - £450,000 guide price

129 High Street, Lewes, East Sussex, BN7 1XL

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## The property...

We are pleased to market for sale this 2 Double Bedroom character home with addition Study Area on the first floor landing. Located in a prominent position on Lewes High Street the property features two Reception Rooms, a Kitchen with solid wood kitchen doors and a Courtyard Garden benefitting from gated rear access.

**Entrance Porch** – Solid wood floor and door to;

**Sitting Room** – Boasting impressively high ceilings and an almost floor to ceiling double glazed sash window with views over the historic High Street. Solid wood floors, picture rail and feature fireplace with timber mantel and surround.

**Dining Room** – Impressive high ceilings. Glazed door and sash window enjoying views over the rear garden. Fitted cupboard under the stairs. Stairs with wooden handrail and balustrade to first floor. Opening to;

**Kitchen** – L shaped kitchen comprising of a range of kitchen cupboards and drawers with pine fronts. Space for appliances and tiled splashbacks. Large window to the side with views over the courtyard and smaller window to the rear. Gas fired boiler.

**First Floor, Study Landing** – A generously sized Landing providing ample space for a Study Area. Sash window to the rear with pretty rooftop and treetop views. Stairs to second floor. Doors to principal rooms.

**Bedroom 1** – A pair of sash windows to the front with elevated views over the historic High Street. Fitted wardrobes to either side of chimney recess.

**Bathroom** – White bathroom suite comprising of a bath with hand held shower attachment. Wc and wash hand basin. Tiled surrounds and window to the rear.

**Second Floor-** Door to;

**Bedroom 2** – A generously sized double bedroom with far reaching views extending to Lewes Castle. Fitted wardrobes.





## *Outside and Location...*

**Courtyard Garden** – A pleasant courtyard garden, paved with white painted walls and benefitting from gated access to the rear.

Located on the peripheries of Lewes High Street near to St Peters Place. The property is extremely well positioned for all that the High Street and town centre offers. The property boasts being within easy walking distance of Baxters Field, a public access green space but also just a 12-minute walk away (source Google Maps) to Lewes Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick.

The area surrounding the property features two well referred bistro pubs, both offering dining services. Access to the South Downs National Park is just an 8-minute walk away via nearby Spital Road.

Within Lewes town centre we find an array of boutique shops, antique centres, The Depot Cinema and many restaurants and eateries.

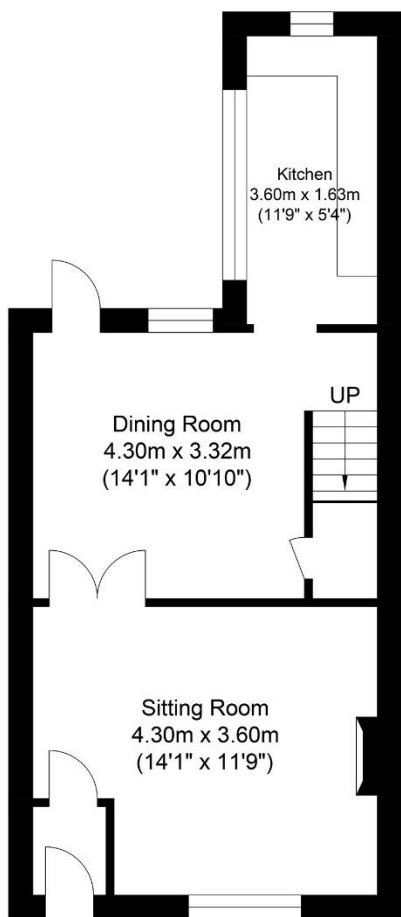
**Tenure** – Freehold

Gas Central Heating

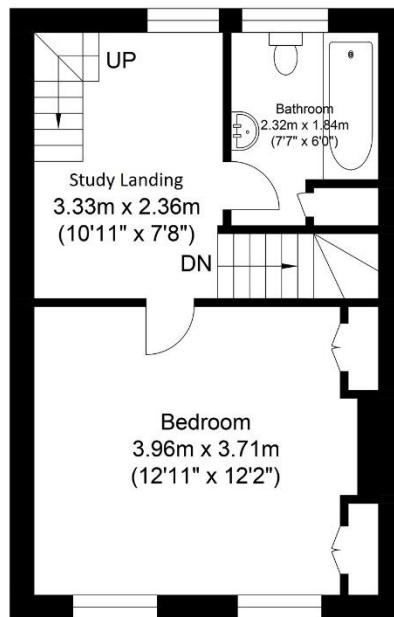
EPC Rating – D

Council Tax Band – D

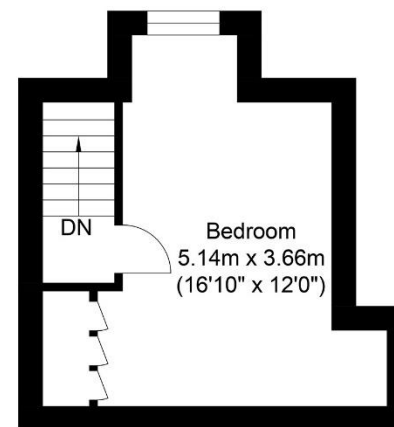




Ground Floor  
Approximate Floor Area  
389.86 sq ft  
(36.22 sq m)



First Floor  
Approximate Floor Area  
324.96 sq ft  
(30.19 sq m)



Second Floor  
Approximate Floor Area  
166.51 sq ft  
(15.47 sq m)

Approximate Gross Internal Area = 81.88 sq m / 881.34 sq ft

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

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