



£700,000 offers in excess of  
2 Priory Street, Lewes, East Sussex, BN7 1HH

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# Overview...

An extremely well presented property located in the popular Southover area of Lewes within striking distance of the Mainline Railway Station and gorgeous Grange Gardens.

The 4 Bedroom property boasts a surprising 1,310 sq ft of accommodation, featuring a wonderful high quality bespoke fitted Kitchen Breakfast Room. The kitchen further features a Utility Room and Pantry Cupboard and opens to the Dining Area with exposed floorboards, this in turn opens to the Sitting Room with feature fireplace.

To the first floor there is a modern Family Bathroom and 3 Bedrooms, two of which are generously sized doubles with ornate fireplaces and fitted wardrobes. The entire Second Floor has been given to an impressive Bedroom Suite with herringbone wood floors and a beautiful modern EnSuite Shower Room.

The property boasts far reaching views of the historic townscape including Lewes Castle but also of the South Downs and Ouse Valley to the rear.

Outside is a private, Landscaped Garden of a desirable Southerly Aspect.



# The property...

**Entrance Hall-** A surprisingly accommodating Entrance Hall with exposed wide board floorboards. Fitted cupboard and ample space for coats and shoes. Painted panelled doors to principal rooms and stairs with wooden hand rail and balustrade to first floor;

**Ground Floor Cloakroom-** Traditional white suite comprising of wc and wash hand basin. Painted brick wall.

## Semi Open Plan Living, Dining and Kitchen.

**Sitting Room-** Beautiful exposed floorboards. Sash window with fitted shutters to the front and views along Garden Street. Ornate fireplace with decorative tiles and timber mantel. Fitted shelves and cupboards to chimney recess. Large opening to;

**Dining Area-** Exposed floorboards continue from the Sitting Room. Wall mounted lights. Door to entrance hall and open plan with just two steps opening to;

**Kitchen Breakfast Room-** An impressive room which transforms the house. The high quality bespoke fitted kitchen has been finished in a modern soft grey and is complimented by white marble worksurfaces and incorporates a breakfast bar into the design. The kitchen boasts a sky lantern, and a window and double doors with views over the garden. A concealed recess then opens to reveal a Pantry Cupboard and useful Utility Room.

**First floor Landing-** Stairs with wooden handrail and balustrade continue to the second floor. Painted panelled doors to principal rooms.

**Bathroom-** A generously sized bathroom, comprising a panel enclosed bath shower over, wash hand basin and wc. The bathroom features many fitted cupboards, a partially vaulted ceiling and modern tiled floor and surrounds. Window to the rear





## Property...

**Bedroom-** A generously sized double bedroom with fitted wardrobe and views over the rear garden and beyond. Ornate fireplace.

**Bedroom-** A further double bedroom with sash window to the front with views over the South Downs and Lewes Castle. Fitted wardrobe and picture rail. Ornate fireplace.

**Bedroom-** A comfortable single bedroom with picture rail and sash with views over the South Downs and Lewes Castle.

**Second Floor Landing-** Window to the rear with reaching downland views, opens to;

**Bedroom 1-** An enviable principal bedroom suite with gorgeous wood floor laid in a herringbone design. The dual aspect bedroom boasts downland views and views to historic Lewes Castle. Ample wardrobes and eaves storage.

**EnSuite-** Modern suite comprising of a shower enclosure with modern black framed screen door and shower head. Wc and Wash Hand Basin. Herringbone wood floor continues. Roof window.



## Outside and Location...

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**Rear Garden-** A desirable Southerly Facing Garden. The garden is approach from the Stunning Kitchen and has been landscaped to provide an area of AstroTurf surrounded by established and well maintained flowerbeds. The garden is not overlooked from the rear and is enclosed by walled and fenced boundaries.

**Priory Street** is pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located opposite Garden Street which home to the popular and beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots.

The property is within striking distance of Lewes Mainline Railway Station offering direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.

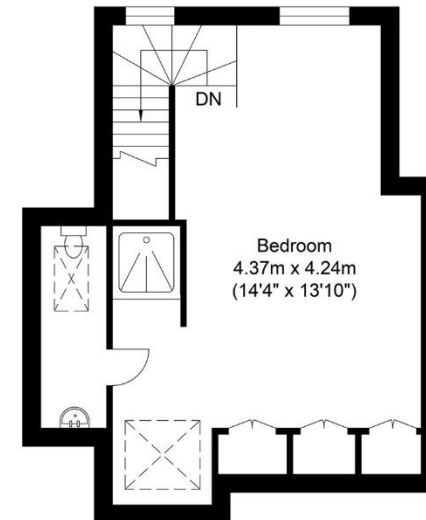
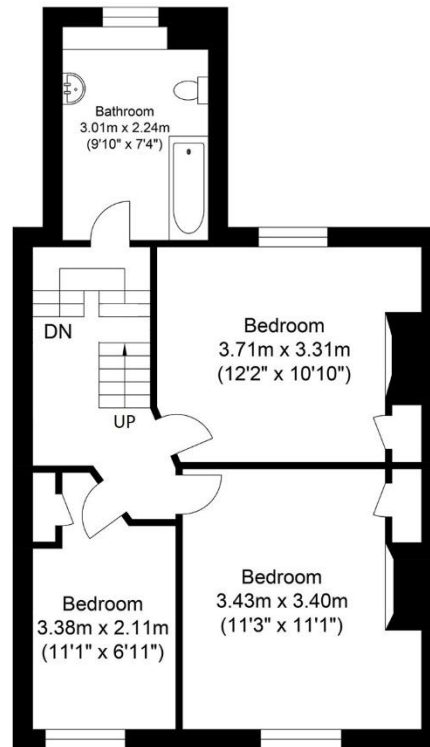
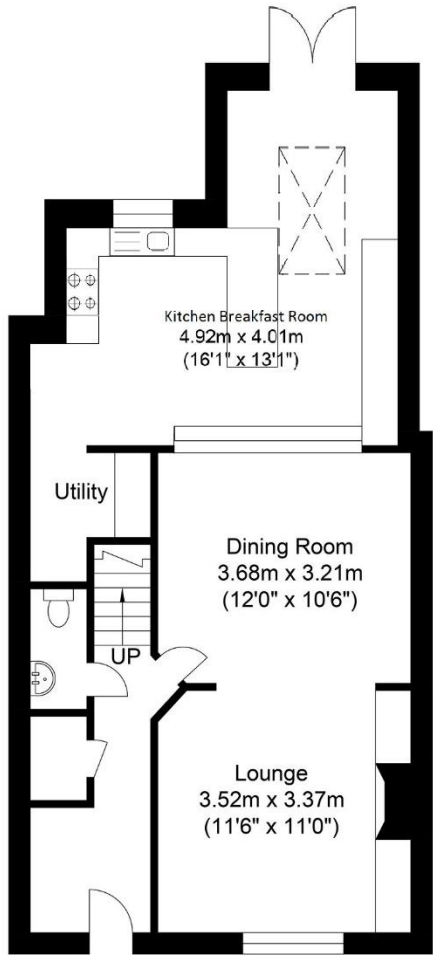


Tenure - Freehold

Gas central Heating - Double Glazing in part.

EPC Rating - D

Council Tax Band - D



Ground Floor  
Approximate Floor Area  
613.54 sq ft  
(57.0 sq m)

First Floor  
Approximate Floor Area  
490.83 sq ft  
(45.60 sq m)

Second Floor  
Approximate Floor Area  
206.66 sq ft  
(19.20 sq m)

Approximate Gross Internal Area = 121.80 sq m / 1311.04 sq ft

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

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