



£600,000-£650,000 guide price

24 New Road, Lewes, East Sussex, BN7 1YY

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Overview...

Full of charm and character this town centre property is well located being away from passing traffic and boasting magnificent far reaching views of The Paddock to the rear and of Lewes Castle to the front.

The 2 Double Bedroom home boasts what are believed to be original panelled walls, fireplaces, panelled doors and exposed floorboards.

The property is extremely well presented throughout featuring a bespoke made Kitchen, gorgeous Bathroom, 19ft through Sitting Room / Dining Room with open fireplace, and 2 Double Bedrooms both with wonderful views.

Whilst beautifully presented the property does benefit from a generously sized basement/storage area with limited head height. We feel, subject to the necessary permissions and consents this space could potentially be developed into further accommodation if desired.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Through Living Room and Dining Room-

Measuring a generous 19ft x 19'09 and benefitting from dual aspect light with incredible views over The Paddock behind.

Dining Room- Exposed white painted floorboards. Sash window with fitted shutters to the front. Exposed brick fireplace, fitted cupboards and shelves to chimney recess. Stairs rise to the first floor and down to garden floor. The Dining area is completely open plan to the Living Area.

Living Room- A great room with stunning views over The Paddock behind. Exposed white painted floorboards and believed to be original wood panelling. Featured fireplace with open fire and fitted cupboards and shelves into recess.

Kitchen- A beautiful bespoke made kitchen finished in a timeless white and complimented by honed granite worksurfaces. The kitchen cleverly incorporates a breakfast bar into the design and enjoys views over the garden and The Paddock beyond with a stable door providing access to the garden. The Kitchen further benefits from a Utility area with panelled door to;

Ground Floor Bathroom- A gorgeous bathroom suite comprising of a cast iron rolltop bath, wc and wash hand basin. tiled walls and floor and heated towel rail. Sash window to the rear with far reaching views.

First Floor Landing- Panelled doors to principal rooms. Linen cupboard.





Property and Outside...

Bedroom 1- A double bedroom with glorious views over The Paddock. Exposed white painted floorboards.

Bedroom 2- A comfortable double bedroom with exposed white painted floorboards. Sash window with impressive views of Lewes Castle.

OUTSIDE

Rear Garden- A paved courtyard style of garden with magnificent, far reaching, views over The Paddock. The garden is paved and of a desirable Westerly Aspect.





Location...

New Road is a seldom used non through road located in the heart of Lewes town centre. For the most part the street only has properties on one side of the road allowing for plenty of light to enter the property but also providing a far reaching view across The Paddock.

Scenic walks and access to the South Downs are only a short walk away, located at the end of the adjoining Paddock Road and DeMontfort Road.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is just a very pretty 5-minute walk away (Source Google Maps) passing through the Castle Barbican.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton and Gatwick. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is a 10 minute walk away (Source Google Maps)

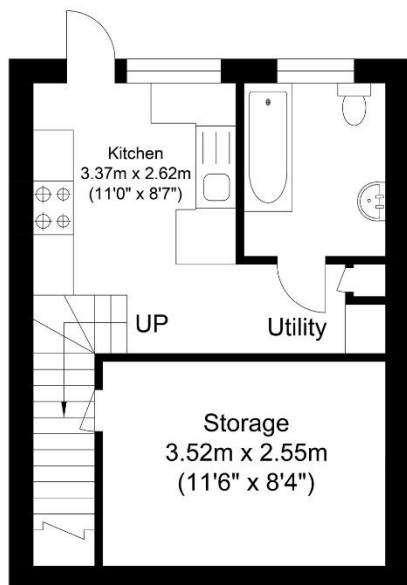


Tenure - Freehold

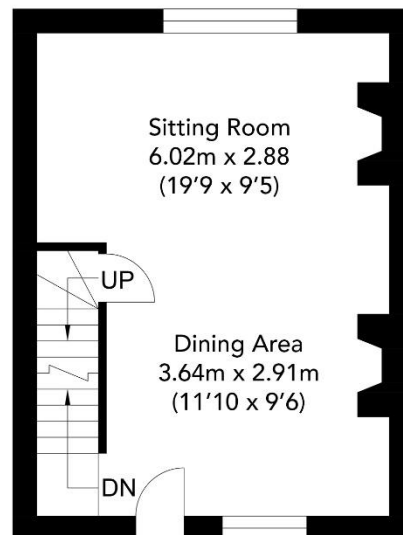
Gas central Heating

EPC Rating - D

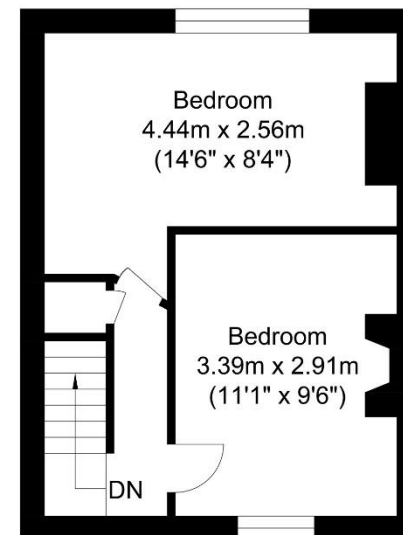
Council Tax Band - C



Garden Floor
Approximate Floor Area
284.49 sq ft
(26.43 sq m)



Ground Floor
Approximate Floor Area
284.49 sq ft
(26.43 sq m)



First Floor
Approximate Floor Area
284.49 sq ft
(26.43 sq m)



Approximate Gross Internal Area = 79.29 sq m / 853.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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