



£1,000,000 guide price

62 St Pancras Road, Lewes, East Sussex, BN7 1JG

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## Overview...

A great opportunity to purchase a rarely available, Detached home situated in the town centre, near to Grange Gardens at the end of sought after Grange Road and Rotten Row in the Southover area of Lewes.

The 3 Double Bedroom property boasts a glorious 92ft (TBV) Westerly facing Garden, Off Street Parking and some wonderful views.

Inside the property features a Sitting Room with fireplace, Kitchen Dining Room and further Reception Room and a Ground Floor Cloakroom.

Upstairs there is a Family Bathroom and 3 Double Bedrooms. There is also a useful Laundry Room which has potential to be re-developed into a second Bathroom or perhaps EnSuite.

The location boasts a 4 minute walk to the High Street and a 10 minute walk through Grange Gardens to the Mainline Railway Station (source Google Maps)

Whilst already extended, subject to the necessary permissions and consents we do feel the property offers further potential to extend if desired.



# The property...

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## ACCOMMODATION

**Entrance Porch-** Front door with windows either side. Panelled door to;

**Entrance Hall-** Painted panelled doors to principal rooms. Stairs to first floor. Fitted cupboard.

**Ground Floor Cloakroom** – suite comprising of wc and wash hand basin with tiled splashback. Window to the side.

**Kitchen Breakfast Room-** Modern fitted kitchen finished in an oak wood design. The kitchen cleverly incorporates a breakfast bar into the layout and the room enjoys pleasant views over the front garden and Grange Road beyond. Door opens to reveal the former coal store, now used as a storage cupboard with door to the outside.

**Sitting Room-** This dual aspect reception enjoys views over the long reaching rear garden with double doors providing access. The Sitting Room features a brick-built fireplace with living flame gas fire inset. Opening to;

**Dining Room-** A desirable additional reception room, currently presented as a study and enjoying views over the far-reaching garden.

**First floor Landing-** Painted doors to principal rooms, window to the side. Linen cupboard.

**Laundry Room-** Providing space and plumbing for the washing machine. The room features a window to the side and offers potential to become an ensuite to the adjoining bedroom.

**Bathroom-** A generous size bathroom with a white suite comprising of a bath, wc, bidet, and wash hand basin. Half tiled walls with a pretty hand painted patterned boarder, created by a local artist of Rye Pottery. Window to the front.





## *Property and Outside...*

**Bedroom 1-** A generously sized double bedroom with dual aspect light and views over the rear garden. fitted wardrobes and bedroom furniture.

**Bedroom 2-** Another generously sized double bedroom, the dual aspect bedroom enjoys elevated views over the rear garden and the Southover townscape.

**Bedroom 3-** A further double bedroom with a pair of windows with elevated far-reaching views along Grange Road.

### **OUTSIDE**

**Rear Garden-** Understood to be of approximately 92 ft, this wonderful garden is of a desirable Westerly aspect and is surprisingly level. The garden has been landscaped with a glorious selection of plants and shrubs planted for privacy but also colour and interest. The garden features an ornamental pond, paved terrace and benefits from gated access to the side.

**Driveway-** Providing off street parking to the front of the property.





## Location...

**St Pancras Road** is situated at the end of Grange Road and Rotten Row in the desirable and historic Southover area of Lewes.

The area boasts some of the most historical properties to be found in Lewes including the Anne of Cleves House. Equally found dotted amongst these Victorian, Georgian and Tudor homes we find some of Lewes' best examples of modern architecture.

Southover is home to the beautiful Grange Gardens, Priory Ruins, The Depot Cinema, some excellent public houses and The South Downs National Park can be found to the western boundary.

Lewes Mainline Railway Station is just a 10 minute walk away through the extremely pretty Grange Gardens (source Google Maps) The station offers regular and direct services to London, Gatwick and Brighton.

Historic Lewes High Street is even closer at just a short 4 minute walk away via Rotten Row.

The area is served by popular well reputed state schools catering for all ages from nursery to the South Downs College. Lewes Old Grammar School is also within easy walking distance.

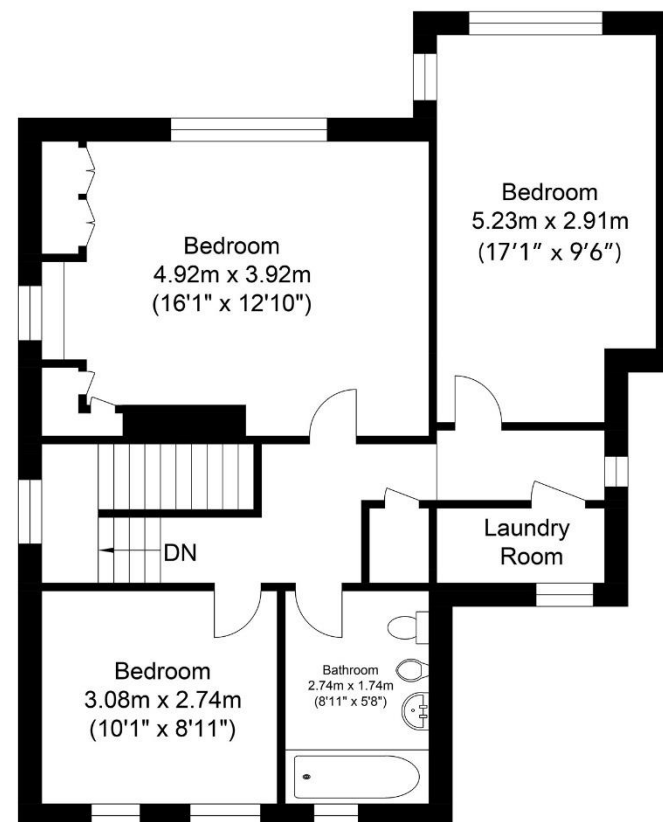
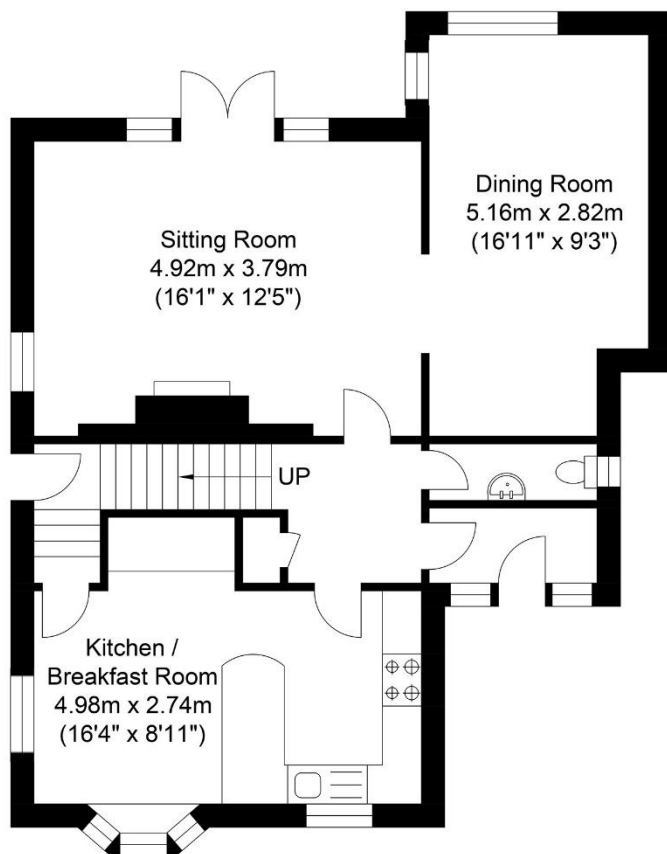


Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - TBC

Council Tax Band - E



Ground Floor  
Approximate Floor Area  
655.41 sq ft  
(60.89 sq m)

First Floor  
Approximate Floor Area  
655.41 sq ft  
(60.89 sq m)

Approximate Gross Internal Area = 121.78 sq m / 1310.82 sq ft

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

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