



£425,000 offers in excess of
5 Sun Street, Lewes, East Sussex, BN7 2QB

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The property...

Full of charm and character and wonderful Dowland views from the top floor, we are pleased to market for sale this 2 Double Bedroom cottage situated in the heart of the Pells area of Lewes. The property is within a short 4 minute walk of the High Street and only 8 minutes away from the Mainline Railway Station.

Sitting Room / Dining Room- Benefitting from dual aspect light with a sash window enjoying views over the pretty street to the front and further window with views over the garden to the rear. Fireplace with exposed bricks, opening to Kitchen, stairs to first floor and trap door opening to reveal brick laid steps leading to the Basement.

Kitchen- Bespoke made, accoya wood, kitchen finished in a country style cream and complimented by a quarry tiled floor and timeless white tiled splashbacks. Double doors open to the garden.

Cellar- Undecorated but offer good head height and potential for further development. Window to the front.

First floor Landing- Stairs with handrail and balustrade continue to the second floor. Window to the rear with pleasant rooftop views. Stripped wood doors to principal rooms.

Bedroom - A generous double bedroom with sash window to the front with views over Sun Street below. Pretty ornate fireplace set into an exposed brick built chimney.

Bathroom- White bathroom suite comprising of a bath with hand held shower attachment and white tiled surrounds complimented by a contrasting grey grout. Wc and wash hand basin. The bathroom features a window to the rear, quarry tiled floor and feature exposed brick wall. Linen Cupboard.

Second Floor Bedroom - A generous double bedroom with fantastic views of the South Downs, Vaulted ceiling with tongue and groove panelling.





Outside and Location...

Garden - A pretty courtyard style of garden of a desirable Westerly Aspect the garden is paved to provide a patio with raised flower beds stocked with mature plants and enclosed by walled boundaries. The garden feels particularly private, especially considering the town centre location.

Sun Street is a pretty road located in the heart of the Pells area. The area boasts an Open Air Swimming Pool, Children's Recreation Ground and The Pells Wildlife Pond. The Pells area is centrally located and offers wonderful scenic walks alongside the River Ouse.

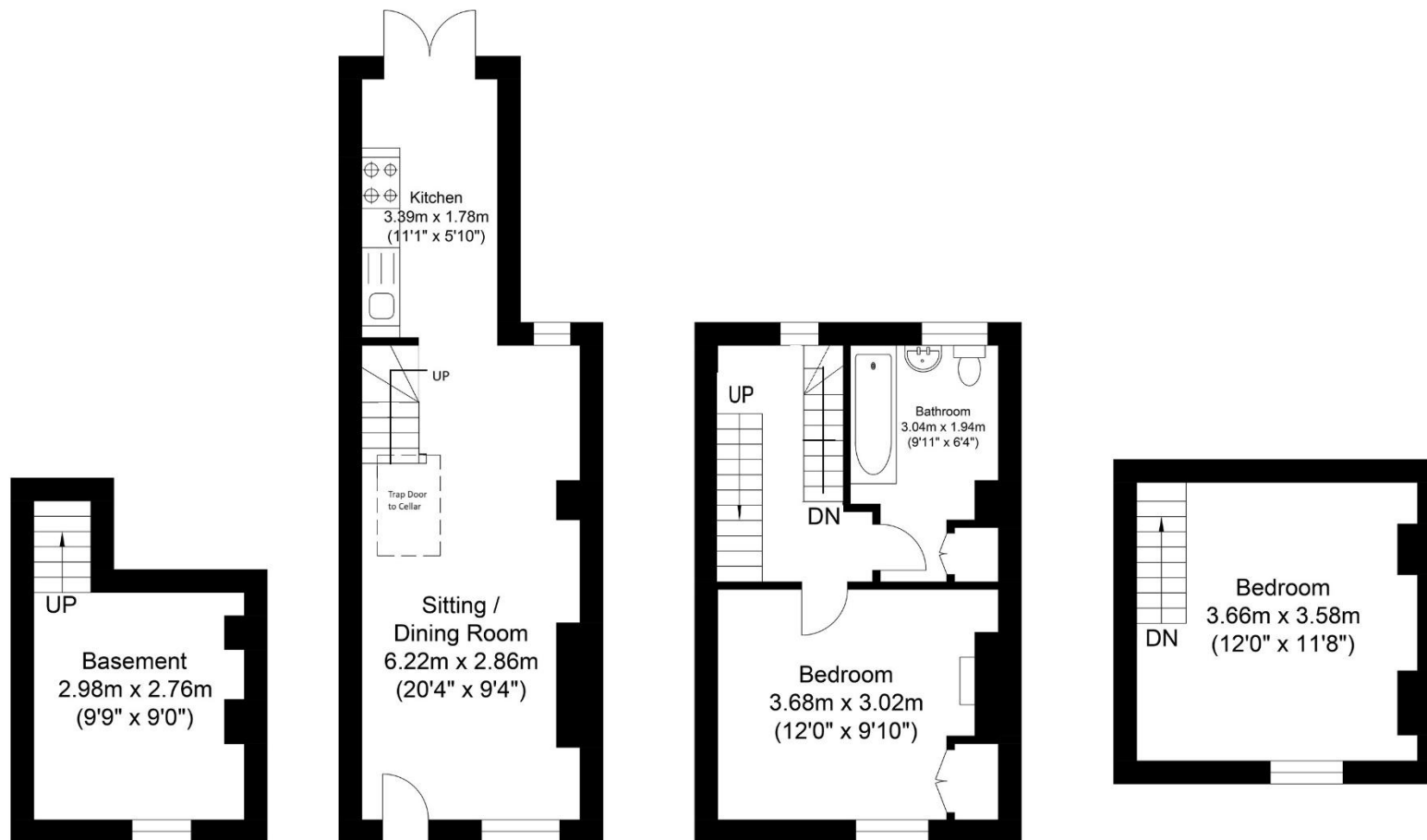
The High Street is a 4 minute walk away which offers an array of shops, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers direct services to London and Brighton are just an 8 minute walk away.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.



Title – Freehold
EPC Rating – D

Grade II Listed
Council Tax Band - C



Basement
Approximate Floor Area
98.16 sq ft
(9.12 sq m)

Ground Floor
Approximate Floor Area
258.33 sq ft
(24.0 sq m)

First Floor
Approximate Floor Area
246.38 sq ft
(22.89 sq m)

Second Floor
Approximate Floor Area
175.23 sq ft
(16.28 sq m)

Approximate Gross Internal Area = 72.29 sq m / 778.12 sq ft

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

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