



**5 Southdown Place, Lewes, East Sussex, BN7 2BJ**

Asking Price: £375,000



## 5 Southdown Place, Lewes, East Sussex, BN7 2BJ

A 'tucked away' Two/Three bedroom character cottage, close to the town centre with parking and courtyard garden. Arranged over three floors, spacious lounge/dining room with wood burner, modern Kitchen, spacious Bathroom, private front garden, side patio and parking.

### The Property

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The property in Southdowns Place has exposed brickwork, part panelled walls, wood flooring and Sash style windows, along side modern day features such as part double glazing and gas central heating.

Solid wood front door opening to double aspect spacious reception room with woodburning stove, shelves in chimney recess, window to the front overlooking the courtyard and engineered oak flooring. Step down to modern fitted kitchen with wall and base mounted cupboards, inset gas hob with oven below, part tiled walls, stainless steel sink unit and stable door to outside, plumbing and space for washing machine and space for fridge/freezer. From the reception room stairs lead to First floor.

Bedroom one with exposed chimney breast, window to the front of the property, wardrobes with hanging rail and storage. The first floor landing has panelled walls. Bedroom two has a window to the rear and shelves in chimney recess. Step down to bathroom fitted with a modern suite with a panelled curved bath with shower over and glass screen, wash hand basin with cupboard below, low-level WC, heated towel rail, fully tiled walls and a wall mounted Worcester gas fired boiler in cupboard. Stairs to second floor Bedroom three/Study with exposed chimney breast, Velux window offering view towards Malling Down, eaves storage cupboard to either side and hanging rail. Outside to the rear side of the property is an area of patio. Timber garden shed. To the front of the property is a further area of courtyard garden with wooden fencing providing an ideal area for table and chairs. Private Parking Space.

### The Location

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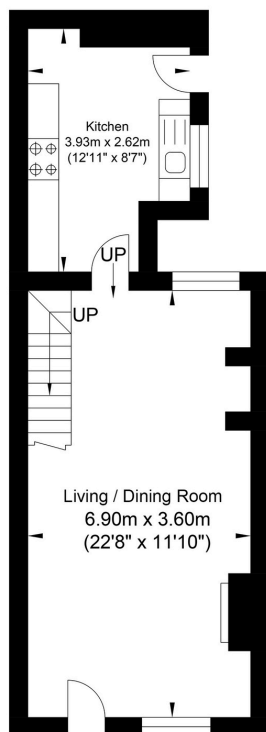
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



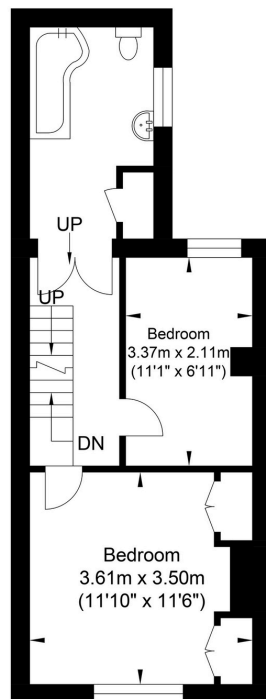




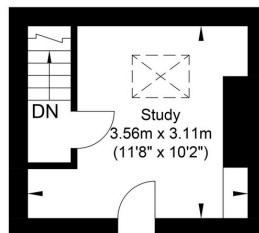
# Southdown Place, Lewes



Ground Floor  
Approximate Floor Area  
373.83 sq ft  
(34.73 sq m)



First Floor  
Approximate Floor Area  
342.29 sq ft  
(31.80 sq m)

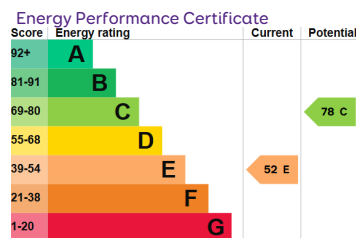


Second Floor  
Approximate Floor Area  
119.15 sq ft  
(11.07 sq m)



Approximate Gross Internal Area = 77.60 sq m / 835.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes  
Tenure - Freehold  
EPC - E  
Council Tax Band - B



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



## Oakley

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