



14 Chapel Hill, Lewes, East Sussex, BN7 2BB

Asking Price £495,000

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Charming two bedroom property on a sought-after lane with far reaching views, spacious kitchen/dining room, and close proximity to Lewes town centre and the Downs.

The Property

Nestled in the highly desirable Chapel Hill area of Lewes, this two-bedroom character cottage boasts stunning views across the town and offers a unique blend of period charm and modern practicality. Perfectly positioned for those seeking a tranquil retreat with convenient access to the town centre, this property is ideal as a primary residence or a pied-à-terre.

Upon entering the property, you are welcomed by a warm and inviting atmosphere, reflecting the home's historic features with a feature wood burning stove. The ground floor comprises two reception rooms, each offering versatile spaces for relaxation and entertaining. Both rooms retain period details, which enhance the cottage's overall allure, while a large sash window floods the space with natural light, creating a bright yet cosy environment.

The true heart of the home is the spacious kitchen and dining room. Designed with both functionality and style in mind, this room provides ample space for preparing meals and dining. The layout encourages a sociable cooking and dining experience with a built in Smeg hob and oven making it a perfect setting for hosting gatherings. Storage is plentiful, and the thoughtful design blends seamlessly with the home's traditional character and French doors open to outside.

Upstairs, the property features two well-proportioned bedrooms. The front bedroom offers views over Lewes. The Attic bedroom is equally charming and would work well as a main bedroom depending on your needs and offers fabulous views across the rooftops of Lewes to Lewes Castle and the Downs beyond. A modern yet sympathetically styled bathroom completes the upstairs accommodation. The combi boiler is located in a cupboards on the landing.

Situated on a sought-after lane leading to the Downs, the property is ideally located for lovers of the great outdoors. A short stroll will take you to the rolling hills and spectacular scenery of the Lewes Golf Course and South Downs National Park, offering endless opportunities for walking, cycling, and nature exploration. For those who prefer urban conveniences, Lewes town centre is within easy reach, providing a wealth of independent shops, cafes, and local amenities. The town also benefits from excellent transport links, with frequent train services to London and surrounding areas.

This character cottage truly offers the best of both worlds: countryside tranquility and vibrant town life. With its stunning views, spacious interiors, and superb location, it presents an exceptional opportunity for buyers seeking a distinctive and versatile home in one of Lewes's most coveted areas with no onward chain.

Viewing is highly recommended to fully appreciate all this property has to offer. Contact us today to arrange a visit and take the first step towards making this charming cottage your own.

The Location

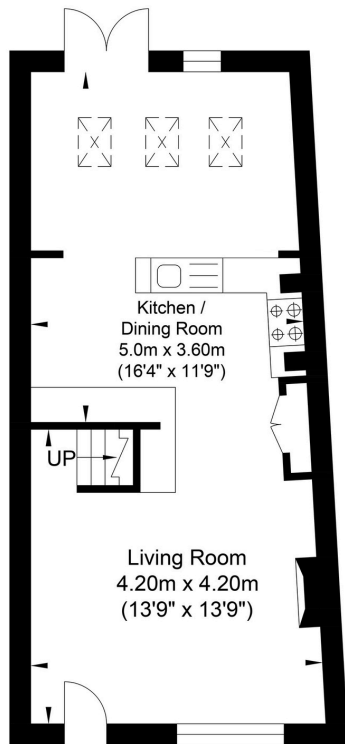
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.

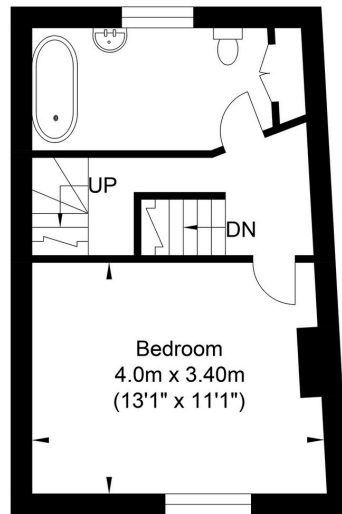
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.



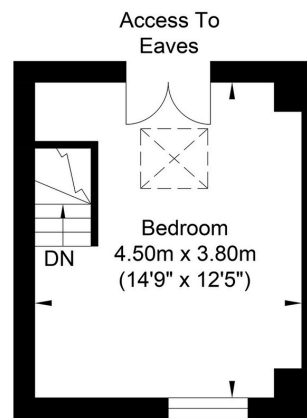
Chapel Hill, Lewes



Ground Floor
Approximate Floor Area
394.49 sq ft
(36.65 sq m)



First Floor
Approximate Floor Area
287.28 sq ft
(26.69 sq m)



Second Floor
Approximate Floor Area
184.06 sq ft
(17.10 sq m)



Approximate Gross Internal Area = 80.44 sq m / 865.84 sq ft

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

Material information

Tenure - Freehold

EPC - E

Council Tax Band - D

The property has previously had works carried out relating to subsidence.

Please speak with a sales consultant for further information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Please note:

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