



Chapel Hill, Lewes, East Sussex, BN7 2BB

Asking Price £525,000

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A tastefully refurbished two bedroom period cottage in a quiet Lewes location, offering town and castle views, available with no onward chain.

The Property

Located in a desirable, tucked away position in Lewes, Chapel Hill leads up to the Golf Course and straight onto the Downs. This two bedroom period cottage offers a home that combines historic character with modern style. Offered to the market with no onward chain, this property is ready for immediate occupation.

The stylish refurbishment is evident throughout. The property retains much of its original character, enhanced by modern upgrades. Stripped floorboards, white column radiators and sash windows are present throughout, ensuring comfort and natural light.

The reception room provides a space for relaxation and entertaining with an electric wood burning stove. Adjacent to this, the Shaker style kitchen features a deep butler's sink, complemented by ample storage and preparation space with a stone worksurface and space for a table and chairs. This kitchen is designed for both practicality and aesthetic appeal with a tiled floor, open display shelving and a door opening into the garden.

Convenience is further enhanced by an outdoor utility cupboard, housing the washing machine and gas boiler, ensuring a clutter-free living environment.

On the first floor is a double bedroom with views across Lewes rooftops and the bathroom features a Victorian style suite with a free standing 'Ball and Claw' bath with oversized shower head over. This space offers a retreat for unwinding, combining classic design with modern comfort. Then on the second floor is the other double bedroom with even better views to the Downs and Lewes Castle.

Externally, the property benefits from a brick paved patio garden. This private outdoor space includes a raised area for a table and chairs, ideal for al fresco dining or enjoying a morning coffee. Shrub borders add greenery and colour, creating a tranquil area in Lewes.

Chapel Hill is known for its historic character and convenient access to the town centre of Lewes. Residents can enjoy independent shops, cafes, restaurants, and cultural attractions, all within easy reach. Excellent transport links, including Lewes mainline railway station, provide direct services to London and Brighton, making this an ideal location for commuters and those seeking a balance of town and country living.

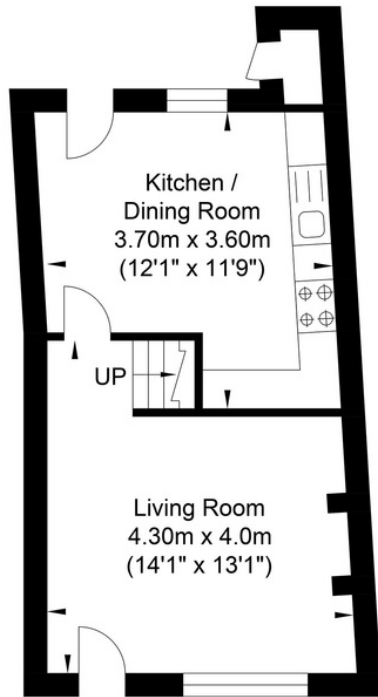
This period cottage, with its blend of historic charm, stylish refurbishment, and location, represents an opportunity with no onward chain.

The Location

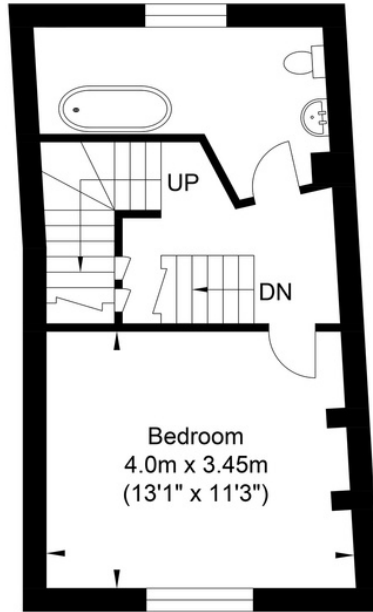
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



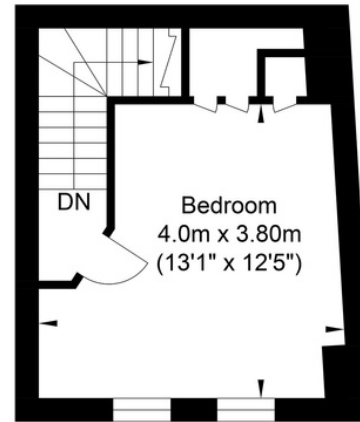
Chapel Hill, Lewes



Ground Floor
Approximate Floor Area
297.94 sq ft
(27.68 sq m)

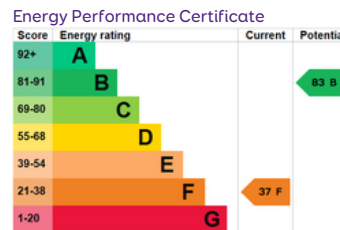


First Floor
Approximate Floor Area
297.94 sq ft
(27.68 sq m)



Second Floor
Approximate Floor Area
198.59 sq ft
(18.45 sq m)

Approximate Gross Internal Area = 73.81 sq m / 794.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure: Freehold
Council Tax Band: D
EPC - F



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