



30 St. John Street, Lewes, East Sussex, BN7 2QE
Asking Price £335,000

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A charming Cottage with One double bedroom and an Attic room featuring open-plan living, handmade kitchen, patio garden, character details, and scenic views, perfectly located on St. John Street in the heart of Lewes.

The Property

Situated in the sought-after St. John Street, this two-bedroom cottage offers a unique blend of period charm and modern convenience, right in the heart of Lewes. Just moments from the bustling town centre, this property provides a superb lifestyle opportunity for those seeking character-filled living within a vibrant and historic setting.

Upon entering the home, you are greeted by an inviting open-plan living and dining area. This versatile space is designed to maximise natural light while maintaining a cosy, warm atmosphere. Period features such as sash windows and a focal fireplace with a wood burning stove add a touch of charm, complementing the practicality of the layout.

The kitchen is a standout feature with shaker style units, offering a perfect combination of style and functionality fitted into a restricted space.. Crafted with care and attention to detail, it boasts a built in Induction hob and Corian worktops that create a truly unique cooking space with feature shelving. With ample storage and room for modern appliances, the kitchen is both practical and aesthetically pleasing and carefully fits under the stairs.

The Main bedroom is to the front of the property and overlooks St John Street and has a fitted wardrobe and painted floorboards.

A further attic room serves as a versatile second bedroom, ideal for use as a guest room, study, or additional living space. The gas boiler is located here and the views to the rear are towards Lewes Golf Course. Both rooms are thoughtfully designed to provide comfort and flexibility to suit a variety of needs.

The property includes a well-appointed bathroom that features modern fixtures and fittings, designed to blend seamlessly with the home's character features. The neutral decor and quality materials ensure a relaxing and functional space with a freestanding bath and claw bath and feature Green tiles.

A particular highlight of this property is the patio garden, a private outdoor space ideal for al fresco dining, entertaining, or simply unwinding. Offering a peaceful retreat from the hustle and bustle of daily life, the private garden is a welcome addition to this delightful home.

St. John Street is well-known for its central location, providing convenient access to Lewes's array of shops, cafes, and restaurants. The area also benefits from excellent transport links, with Lewes railway station offering regular services to London and Brighton. Additionally, the surrounding South Downs National Park provides endless opportunities for outdoor activities and scenic walks.

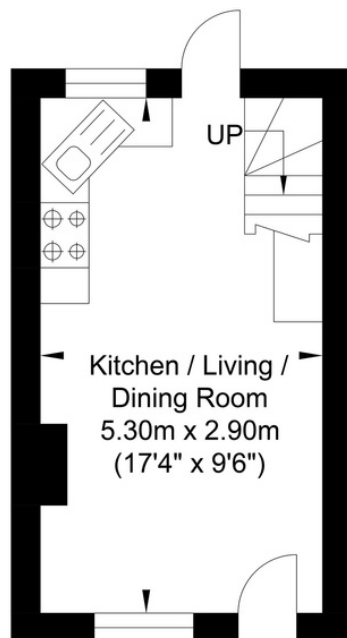
This two-bedroom cottage represents a rare opportunity to acquire a home that combines timeless character with modern amenities, all within a prime town-centre location. Whether you are a first-time buyer, downsizer, or looking for a weekend retreat, this property offers something truly special. Viewings are highly recommended to fully appreciate all that this charming home has to offer.

The Location

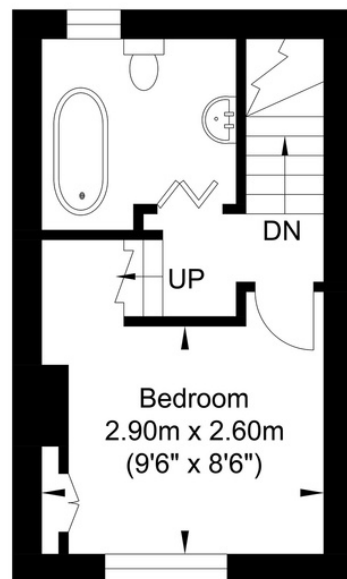
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian 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.



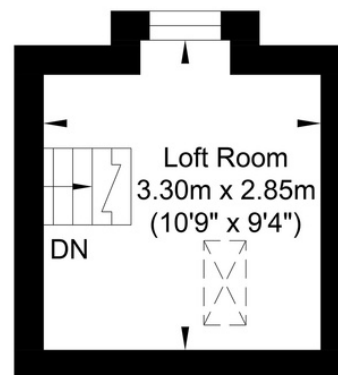
St John's Street, Lewes



Ground Floor
Approximate Floor Area
165.44 sq ft
(15.37 sq m)



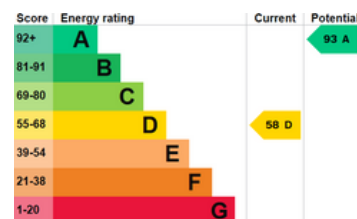
First Floor
Approximate Floor Area
165.44 sq ft
(15.37 sq m)



Second Floor
Approximate Floor Area
90.52 sq ft
(8.41 sq m)



Approximate Gross Internal Area = 39.15 sq m / 421.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Tenure - Freehold
EPC - D
Council Tax Band - B



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