

**FOR SALE**



**Fisher Street, Lewes**

**3 Bedrooms, 1 Bathroom, Town House**

**Asking Price of £450,000**

**MARTIN&CO**



## ENTRANCE HALL

**KITCHEN** 11' 3" x 7' 7" (3.44m x 2.32m) Fitted with a range of eye level and base units. Door leading to cellar (3.74m x 3.33m).

**BATHROOM** 7' 3" x 8' 0" (2.23m x 2.44m) Bath with electric shower over. Cupboard with gas fired boiler. Plumbing for washing machine. Door leading to WC with wash basin. Door leading to rear garden.

## FIRST FLOOR

**BEDROOM THREE** 11' 9" x 9' 3" (3.59m x 2.84m) Double bedroom with original Victorian fireplace and built-in wardrobe.

**LOUNGE** 10' 2" x 16' 0" (3.11m x 4.89m) Spacious room overlooking Fisher Street with Victorian fireplace.

## SECOND FLOOR

**BEDROOM TWO** 11' 10" x 9' 4" (3.62m x 2.86m) Double bedroom with built in

- Town Centre Location
- Spacious Lounge
- Good size Patio
- Gas Central Heating
- Income from Leased Shop
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



wardrobes and views over Sussex Downs and Lewes Golf Club.

**BEDROOM ONE** 14' 10" x 11' 4" (4.54m x 3.47m) Double bedroom with built in wardrobes.

### THIRD FLOOR

**BEDROOM FOUR / CRAFT ROOM** 17' 11 (into eaves)" x 12' 6 (into eaves)" (5.46m x 3.81m) Views over surrounding countryside

**OUTSIDE** Large secluded and enclosed patio garden with garden shed. Right of way to Fisher Street.

**SHOP** The shop is let to a long-established Barbers business with 4 years remaining of the lease, the current rent payable is £6000 per annum.





Lewes, the county town of Sussex supports a diverse culture with unique twittens and winding lanes where numerous antique shops, innovative galleries and independent boutiques can be found. Lewes boast many cafés and pub and in many of these you will be able to enjoy a pint of Harvey's the local beer that has been brewed in Lewes since 1790 and is still a private family business nestled in the heart of the town. The historic county town offers an excellent range of gastronomic delights with a plethora of pubs and restaurants spread around the historic landmarks of the Norman Castle and Ann of Cleves House.

The town boasts great sporting facilities including a leisure centre, a tennis and squash club, Rugby club and new state of the art football facilities as well as the famous Pells outdoor pool (the oldest outdoor spring fed freshwater pool in the UK).

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools offering education from primary schools right through to A levels. The universities of Sussex and Brighton are only a few miles away and can be accessed by road or via the public transport links.

Lewes also benefits from a mainline station offering direct trains to both Brighton and London as well as destinations East and West along the coast.

**TRAIN TIMES** Brighton 16 minutes, Haywards Heath 16 minutes, Gatwick Airport 31 minutes, London Victoria 65 minutes.

## Martin & Co Uckfield

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