



9 Stewards Inn Lane, Lewes, BN7 1XP

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Guide Price £850,000

Hidden in plain sight in the heart of Lewes, just off the High Street yet blissfully quiet. Is this highly adaptable four bedroom Mews-style house, benefitting from a courtyard garden and a car parking space, with electric charge point. This very charming property has been very tastefully upgraded by the present owners over the past few years and now provides light and spacious family living over two floors.

The accommodation found over ground and first floor comprises Front Door into Entrance Vestibule; further door into Reception Hall with fitted storage cupboards housing washing machine and tumble dryer; Hobbies Room/Bedroom with two large sash windows, an ideal area for a Consulting Room/Home Office; Shower Room with large walk-in shower, low level WC, heated towel rail, hand wash basin; Principal Bedroom with sash windows over looking the garden; en suite Bathroom/Dressing area with large built-in wardrobe, panel bath and shower over, low level WC, wooden vanity bench with inset hand wash basin, half panelled walls; Boot Room/Study with door to courtyard garden.

Easy rising staircase from the Hall leads into the capacious open plan 'loft' space, considerably divided into three separate living areas that is flooded with natural light from the commanding south facing picture windows and large roof Velux windows. The peninsular Kitchen is newly fitted with bespoke hand crafted Alistair Fleming cabinets and furniture incorporating an integrated dishwasher, integrated fridge/freezer, engineered quartz stone worksurface with inset Belfast sink, free standing electric range cooker; Dining Area with feature fireplace leading to the Sitting Area at the far end. A corridor leads off this open space to a Cloakroom with low level WC and hand wash basin; Bedroom 2 with alcove for a double bed and feature mezzanine floor above allowing ancillary accommodation with built-in single bed, electric light and power; Bedroom 3 currently used as a playroom.

All mains services. Gas fired central heating serving panel radiators to the first floor. Underfloor heating throughout the Ground floor. First floor with engineered Oak flooring throughout. Partial double glazing. Lewes District Council Tax Band F.

Outside: To the rear is a delightful, flint wall enclosed, decked courtyard garden with side access gate. There is an allocated private car parking space next to the property with an EV car charging point fitted to the wall adjacent.

Set betwixt the High Street and St Swithuns Terrace, Stewards Inn Lane is very conveniently situated within a very short walk of Grange gardens and the mainline railway station with services to London Victoria in just over the hour. The historic county town of Lewes is a great place to shop with so many independent, antique and quirky shops. It also boasts three major supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools.

Lewes town centre and the high street are literally only a minute away, with Grange Gardens along with the mainline railway station also immediately to hand. All situated just off the South Downs Way, within the magnificent South Downs National Park, which is a great place for cyclists, walkers and nature lovers. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer



- NO ONWARD CHAIN
- CAR PARKING SPACE WITH ELECTRIC CHARGE POINT
- BESPOKE FITTED ALEXANDER FLEMMING KITCHEN
- 'LOFT STYLE' THROUGH LIVING SPACE WITH SOUTHERLY ASPECT
- CENTRAL LEWES LOCATION
- PRIVATE COURTYARD GARDEN
- UNDER FLOOR HEATING THROUGHOUT GROND FLOOR
- GAS FIRED CENTRAL HEATING



Entrance Hall

Sewing Room/ Bedroom 3.23m x 3.20m (10'7" x 10'6")

Shower Room

Bathroom

Bedroom 4.09m x 3.20m (13'5" x 10'6")

Boot Room/ Study 3.00m x 2.03m (9'10" x 6'8")

First Floor Landing

Open Plan Sitting & Kitchen
10.13m x 4.72m (33'3" x 15'6")

Bedroom 4.24m x 3.18m (13'11" x 10'5")

Bedroom 3.18m x 2.11m (10'5" x 6'11")

Mezzanine 3.10m x 2.54m (10'2" x 8'4")

Courtyard Garden

Private Parking Space

EPC: D

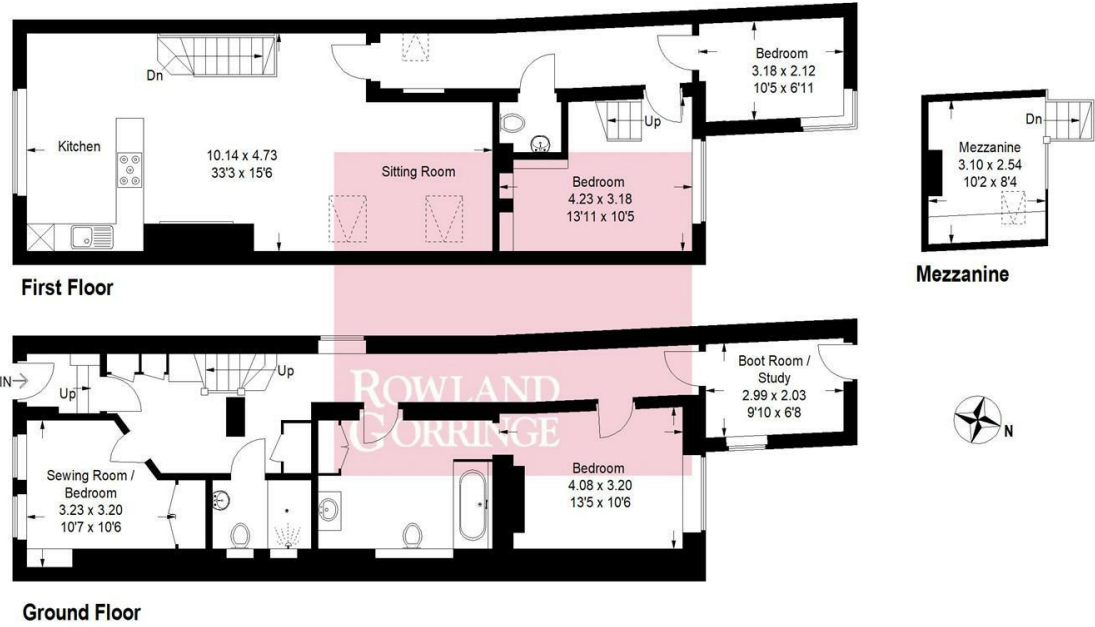
Council Tax Band: F





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Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft
 Mezzanine = 8.7 sq m / 94 sq ft
 Total = 155.2 sq m / 1671 sq ft



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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

