



25 Abinger Place, Lewes, BN7 2QA

ROWLAND
GORRINGE

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Guide Price £895,000

A beautifully presented Grade II Listed Regency townhouse, occupying a quiet, elevated position in the conservation area on the north side of Lewes known as 'The Pells'. This charming three bedroom mid-terraced property with two storey rear addition, has been substantially upgraded and sympathetically modernised by the present owners, creating light and flexible accommodation over four floors. With the added benefits of a single garage and a pretty, fully enclosed, private rear garden, this is a family home of considerable merit.

The Ground Floor accommodation comprises Front Door into Reception Hallway with solid Oak floor leading through into the large open plan Sitting/Dining Room with folding wooden doors defining the two areas. Sitting Room with original sash window and half height colonial shutters, open fireplace with inset Stovax multi-fuel stove, fitted cupboards and shelving to either side; Dining Area with wall of fitted cupboards; superb fitted Kitchen hand-crafted and hand painted units by 'Steve Whitehorn Design' in 2017 with solid stone work surfaces over, integrated appliances including dishwasher, electric oven with induction hob over, fridge and freezer, gas fired Rayburn supplying hot water and heating, Villeroy & Bosch sink with Kettle boiling water/cold tap, insulated tiled floor, side extension finished with a double glazed mono-pitched sloping roof with window and automatic rain sensor, fully glazed door to rear garden; Cloakroom with low level WC, hand wash basin, utility cupboard with space and plumbing for washing machine and tumble dryer.

Brick staircase from Dining Area to the tanked and fully lined Basement with window, which was dug out during lockdown. Fitted cupboards to one wall housing pressurised hot water tank and central heating programmer. Preserved WWII drawings to flint wall. A flexible space currently used as an Office but could be an occasional Bedroom/TV room.

Open Staircase from the Hallway to First Floor. Bedroom 3 with fitted wardrobes to either side of chimney breast, original sash window with half height colonial shutter; 'Jack & Jill' Family Shower Room with large walk-in glass panelled shower, feature fireplace with cast iron grate, low level WC, wall mounted hand wash basin, original sash window with half height colonial shutter; Principal Bedroom with floor to ceiling bespoke fitted wardrobes and drawers to one wall, fitted bookshelves and cupboard to either side of chimney breast, separate storage cupboard, original sash window with half height colonial shutter, door into Shower Room.

Open Staircase to Second Floor Landing with fitted cupboard, access to fully insulated and boarded loft space, with fitted ladder. Large family Bathroom with freestanding bath, low level WC, wall mounted hand wash basin, tiled floor, original sash window with half height colonial shutter giving superb views over Lewes to Cullifail and the Golf Club; Bedroom 2 with original sash window and half height colonial shutter.

All mains services. Gas central heating (via Rayburn) serving panel and column radiators throughout. Solid Oak flooring to Ground Floor. Bespoke carpentry throughout. Fully rewired in 2008. Consumer unit upgraded in 2020 to twin Rcd protection. Mains wired fire alarm system. Neff kitchen appliances.

Outside: The pretty South-East facing rear garden is fully enclosed by flint and brick walls. There is a shingle area directly outside the Kitchen door from which to enjoy al fresco dining. A meandering shingle path leads up the garden bordered by Astro turf lawns to either side. At the end of the garden is a deep raised flower bed and wooden garden shed. Outside tap and external power point. Across the road is a single Garage with up-and-over door, electric light and power. This garage is on a 999 year lease, renewed in 2017.

Location: Abinger Place is ideally situated within easy reach of all the town's amenities including three major supermarkets, the independent Depot Cinema and Main Line Railway Station (London - Victoria in just over the hour). There are plenty of pubs and restaurants within easy walking distance and good schooling for all age groups close at hand.

We understand that the current broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property postcode area is around 80 Mbps (data taken from checker.ofcom.org.uk on 05/10/2023). Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 05/10/2024).

Tenure: Freehold (garage - leasehold), to be sold by private treaty with vacant possession.

Directions: <https://w3w.co/marine.embraced.mirroring>









Entrance Hall:

Dining Room:

14'1" x 12'10" (4.30 x 3.93)

Sitting Room:

10'9" x 10'7" (3.29 x 3.23)

Kitchen/Breakfast Room

13'1" x 12'10" (4.00 x 3.93)

Bedroom 1

13'9" x 13'7" (4.21 x 4.15)

Bedroom 2

18'4" x 9'3" (5.61 x 2.83)

Shower Room:

Bedroom 3

13'10" x 11'3" (4.24 x 3.43)

Bathroom:

**Office/Snug/Occasional
Bedroom**

13'7" x 10'3" (4.15 x 3.13)

Garage: (leasehold)

14'10" x 8'10" (4.53 x 2.70)





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Approximate Gross Internal Area = 142.5 sq m / 1534 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 154.8 sq m / 1666 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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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.

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