£375,000 freehold

8 Lancaster Street, Lewes, East Sussex, BN7 2PX

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The property...

SITTING ROOM- Front door to a super room with front aspect sash window overlooking the pretty street, feature fireplace with cast iron log burner, opening to-

DINING ROOM- A lovely open space with mosaic side window, space for a family dining table, stairs to first floor with panelled cupboards under. Step up to-

KITCHEN- Fitted with a range of panelled wall and base units with contrasting wooden work surfaces, ceramic Butler sink and space for under counter appliances. A tiled backsplash runs along the wall with feature exposed floorboards adding character. To the rear, expansive double-glazed windows allow lots of natural light and a door leads directly to the rear garden

FIRST FLOOR LANDING- Rear aspect window, door to principal rooms and door leading to stairs to second floor

BEDROOM- A good size double room with front aspect sash window naturally brightening the space, built in wooden wardrobes flank a chimney recess creating ample storage

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, pedestal wash hand basin, low level W.C., rear aspect obscured window and chrome heated towel rail

BEDROOM- On the second floor, a wonderfully converted loft space creates a super double bedroom with expansive front aspect double glazed windows, flooding the space with natural light, hatch to loft and vaulted ceilings

REAR GARDEN- A sunny, low-maintenance space with a southerly aspect, paved patio, enclosed by a flint wall. An ideal space for potted plants, alfresco dining and entertaining

For further enquiries or to arrange a viewing, please contact the office on 01273 407929

Location…

Lancaster Street is a pretty road located in the heart of the Pells area. The area boasts an Open Air Swimming Pool, Children's Recreation Ground and The Pells Wildlife Pond. The Pells area is centrally located and offers wonderful scenic walks alongside the River Ouse.

The High Street is a 4-minute walk away (Source Google Maps) which offers an array of shops, cafes, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers regular, direct services to London, Brighton and Gatwick are just an 8-minute walk away.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

This historic county town is proud to host a number of sports clubs including rugby, football, cricket, tennis, golf, stoolball as well as swimming, cycling and athletics to name a few.

Gas central heating
EPC Band- D

Double glazing
Council Tax Band- C

Ground Floor
Approximate Floor Area
303.97 sq ft
(28.24 sq m)

First Floor
Approximate Floor Area
215.81 sq ft
(20.05 sq m)

Second Floor
Approximate Floor Area
142.29 sq ft
(13.22 sq m)

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Approximate Gross Internal Area = 61.51 sq m / 662.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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