



£425,000 offers in region of  
45 Priory Street, Lewes, East Sussex, BN7 1HJ

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## Overview...

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We are pleased to market for sale this 2 Bedroom semi-detached home on the popular Priory Street, in the heart of Lewes.

The property is surprisingly close to the town centre at just a 10-minute walk (source Google Maps), and the mainline Railway Station and local schools are within striking distance. There is also walkable access to the South Downs National Park for many scenic, picturesque countryside walks.

This super property features a front aspect, spacious sitting room which opens into a fitted kitchen that boasts direct access to the rear garden.

Over the top two floors are two, generous double bedrooms and a modern fitted shower room which boast gorgeous far-reaching views over Lewes town and the Sussex countryside.

VIEWING RECOMMENDED



## The property...

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**SITTING ROOM-** Front door to a spacious living space, measuring a generous 12'7ft x 10'9ft, with a front aspect sash window, featuring exposed floorboards and a log burning stove with painted brick breast and brick surround and hearth housing a cast iron fireplace. Open to-

**KITCHEN-** Generous kitchen space comprising wooden fitted base units with complementing work surfaces, ceramic Butler sink with mixer tap, tiled surround and rear aspect window above, overlooking the rear garden. Space for electric cooker, fridge freezer and washing machine. With stairs to the first floor and barn style door providing direct access to the rear garden

**FIRST FLOOR LANDING-** Doors to principal rooms and door to stairs to second floor

**BEDROOM-** A generous double bedroom, measuring 12'8ft x 10'9ft, with a front aspect sash window, built in wardrobes, and cast-iron feature fireplace with brick hearth and painted brick breast

**BATHROOM-** A modern fitted suite comprising a walk-in shower with waterfall and handheld shower attachments, with glass doors and tiled surround, wash hand basin with mixer tap and tiled surround, with built-in, free-standing vanity unit below, low-level wc, tiled flooring and rear aspect window giving stunning far-reaching views of Lewes Castle and townscape

**TOP FLOOR BEDROOM-** A great, newly converted space, measuring an impressive 15'11ft x 12'7ft, with laminate flooring, vaulted ceilings and exposed, painted beams. This space is naturally bright from the front and rear aspect, double glazed Velux windows and provides far-reaching views over the Lewes townscape and the South Downs National Park







## *Outside...*

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**REAR GARDEN-** A beautifully maintained and secluded rear courtyard garden, featuring a terracotta style tiled flooring, ideal for low-maintenance, outdoor seating and entertaining. Raised brick and stone borders edge the courtyard and are well stocked with a variety of mature shrubs and climbing plants.

**PARKING-** On street, permit parking.



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





## *Location...*

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Priory Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located opposite Garden Street which is home to the popular and beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots.

The property is within striking distance of Lewes Mainline Railway Station offering direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to Railway Station and the Town Centre where a selection of cafes, restaurants and public houses can be found. There is easy access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.



Tenure - Freehold

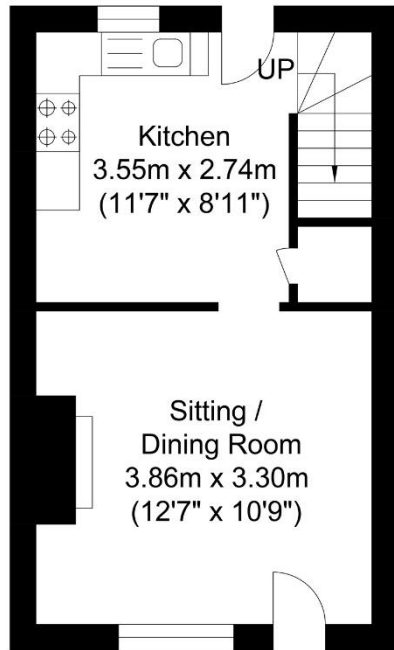
Gas central Heating

EPC Rating - E

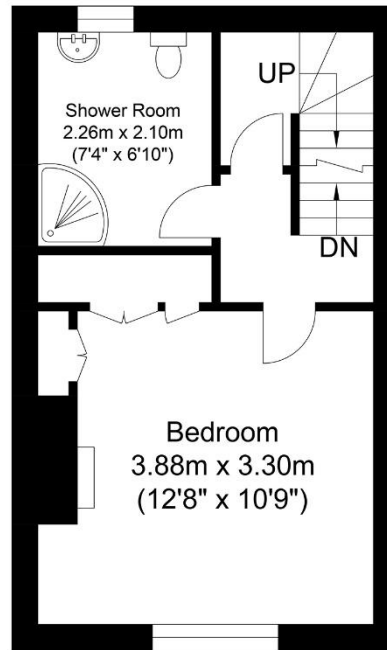
Council Tax Band - C

Viewing recommended

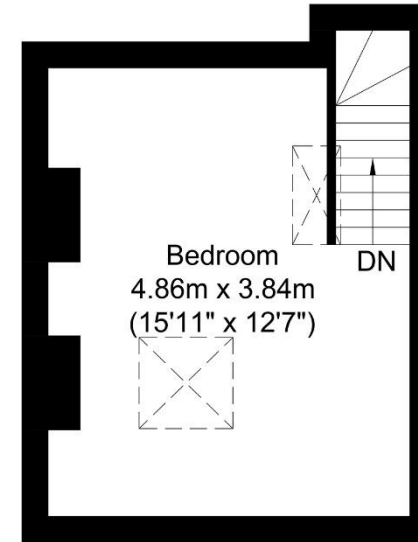




Ground Floor  
Approximate Floor Area  
283.09 sq ft  
(26.30 sq m)



First Floor  
Approximate Floor Area  
283.09 sq ft  
(26.30 sq m)



Second Floor  
Approximate Floor Area  
234.97 sq ft  
(21.83 sq m)



Approximate Gross Internal Area = 74.43 sq m / 801.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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