



Lansdown Place, Lewes, East Sussex, BN7 2JU
Guide price £750,000 - £800,000

Lansdown Place, Lewes, East Sussex, BN7 2JU

Four bedroom, two bathroom Grade II listed townhouse in the heart of Lewes. Offering flexible accommodation over four floors, period charm, and a private garden. Available chain free.

The Property

Ideally positioned in the centre of Lewes, this charming Grade II listed townhouse is full of character and available with no chain. Arranged over four floors, it offers flexible living with four good sized bedrooms, two bathrooms, and a mix of original features and neutral décor.

Step inside and the hallway opens onto a front room that is ideal as a bedroom, study, or snug, featuring an original fireplace and stripped wooden floors. At the back, the living room looks out over the private rear garden, with built-in shelving adding both storage and style. A central staircase efficiently connects all floors.

On the lower floor is a generous open-plan reception room and kitchen. The kitchen is set at one end, equipped with country style units, a butler sink, and built-in appliances. Original brick flooring runs through the reception space, where a large brick fireplace makes a striking focal point. This room is currently used as a dining/playroom, with double doors leading straight out to the garden. There is also a handy utility room and a wet room on this level.

The first floor mirrors the ground floor layout with two well-proportioned bedrooms, one facing the street and the other looking over the garden. At the top, the principal suite spans the entire floor, offering a light-filled bedroom to one side and a spacious bathroom to the other, complete with a freestanding bath and walk-in shower. The hallway in between has been cleverly transformed into a dedicated work space and open wardrobe.

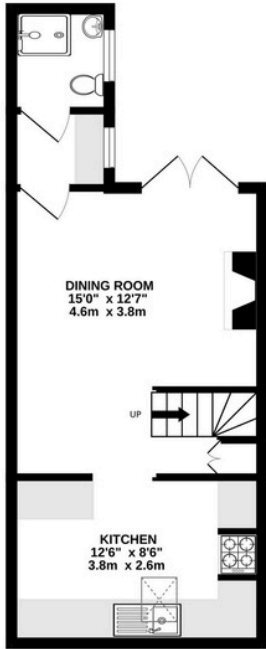
The private rear garden is brick paved directly outside the reception room for easy summer dining, with a stretch of lawn beyond. It is easy to maintain and a quiet space to relax.

The Location

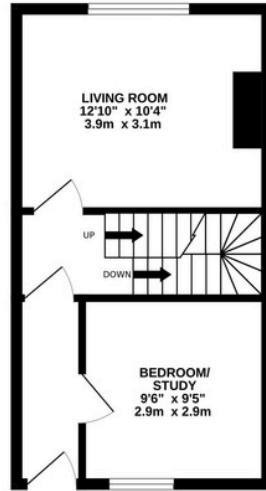
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



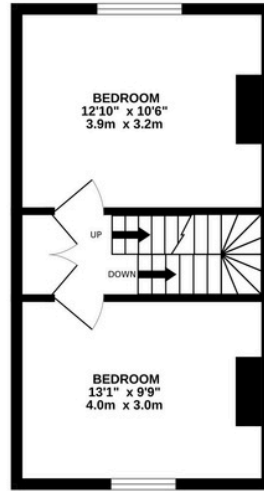
LOWER GROUND FLOOR



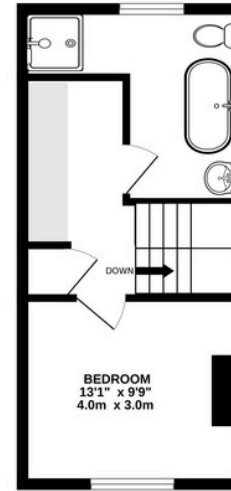
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1389sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold

EPC - D

Council Tax Band - D



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