



Castle Banks, Lewes

We are pleased to present this two bedroom Grade II listed character cottage. Arranged over four floors, this property offers flexible accommodation, period features and a sunny rear garden. Located in a much sought position on Castle Banks in the heart of Lewes.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside.

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

Lewes' mainline train station, with it's direct trains to London (just over an hour) and Brighton (20 minutes) is just a 5 minute walk from the property.



On the ground floor you enter into the first reception room featuring a decorative cast iron fireplace with cupboards either side and a window to the front. Past the stairs to the Garden Floor the second reception room overlooks the garden and Brack Mount. This room also has a decorative cast iron fireplace, fitted cupboards, and stairs to the first floor.

On the Garden Floor there is a fitted kitchen including a butlers sink, granite worktops, wall and base units with drawers and cupboards and a free standing Stoves gas cooker. There is space for an undercounter fridge/freezer and washing machine. The adjoining dining room has a light well to street level, antique style radiator and wall lights. Exposed ceiling beams and terracotta floor tiles feature in both these rooms. The paved courtyard garden can be accessed from the kitchen and is edged by pretty flint walls and is immediately adjacent to Brack Mount.

Upstairs on the first floor you will find a double bedroom with a window to the front, inbuilt cupboard, and cast iron fireplace. The spacious bathroom has a white suite comprising wood panelled bath with shower over, pedestal basin and low level WC.



On the second floor there is the double master bedroom with views to the front and a further attic space which offers potential to new owners subject to the relevant permissions.

The house has been well maintained and is tastefully and neutrally decorated throughout. Viewing is highly recommended. Please contact our office today to arrange your appointment.

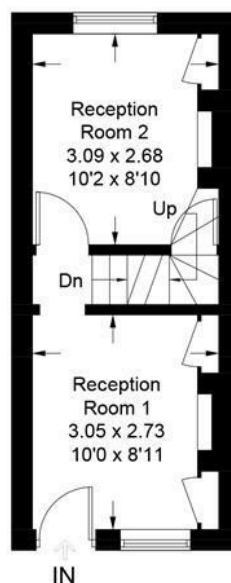
- **Grade II Listed Character Cottage**
- **2 Double Bedrooms**
- **2 Reception Rooms**
- **Desirably Quiet Central Lewes Location**
- **Dining Room & Kitchen Leading to Garden**
- **Being Sold With No Onward Chain**

draft

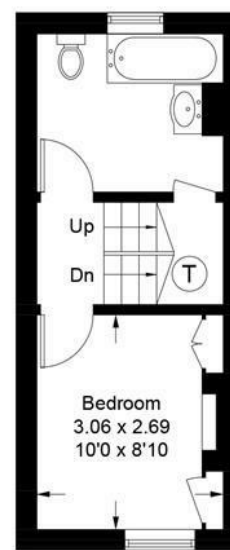




Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft
Outbuilding = 1.0 sq m / 11 sq ft
Total = 73.7 sq m / 793 sq ft

Illustration for identification purposes only, measurements are approximate,
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t: 01273 477377
e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7

1XE t: 01273 477377

e: sales@lewesestates.co.uk

www.lewesestates.co.uk