£450,000-£475,000 guide price

58 South Street, Lewes, East Sussex, BN7 2BS

MANSELL McTAGGART

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The property…

SITTING/DINING ROOM- A super, generously proportioned room, naturally bright from the front aspect sash window overlooking the historic South Street, featuring a fireplace with exposed brick recess housing a cast iron log burner with wooden mantel and fitted shelving to one side. This seamlessly opens to a dining area with rear aspect windows overlooking the rear garden; a chimney recess is flanked with fitted cupboards and shelves. Stairs to first floor with cupboard under and open to-

KITCHEN- Fitted with an extensive range of shaker style wall and base units with contrasting wooden worktops, ceramic Butler sink and adjacent mixer tap, 4 burner gas hob with tiled splash areas and integrated oven below, space for tall fridge/freezer and further appliances. Side aspect windows overlooking the rear courtyard and matching door allowing direct access to the garden. A door to the rear leads to cupboard for further storage or space for washing machine

FIRST FLOOR LANDING- Stairs to second floor and doors to principal rooms

BEDROOM- A super double bedroom with front aspect sash window and built in wardrobes providing ample storage

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over and tiled surround, pedestal wash hand basin with mixer tap with pretty tiled splashback, low level W.C., rear aspect window with views over the pleasant courtyard garden and stripped and painted floorboards

BEDROOM- On the second floor, a beautifully converted loft space creates a wonderful bedroom or spacious study. Generously proportioned and boasting rear windows enjoying rooftop views over the Lewes townscape. Ample eaves storage and vaulted ceilings

REAR GARDEN- A low-maintenance courtyard garden block paved with space for a variety of colourful potted plants, and seating area for al fresco dining and entertaining

Location...

South Street is an enviable road, superbly located at the foot of Cliffe High Street, but also conveniently situated for Lewes Mainline Railway Station which offers direct trains to London, Brighton, Gatwick and Eastbourne.

The Railway Land Nature Reserve and South Downs Nation Park are both easily accessible, offering scenic walks on the doorstep of the Town Centre.

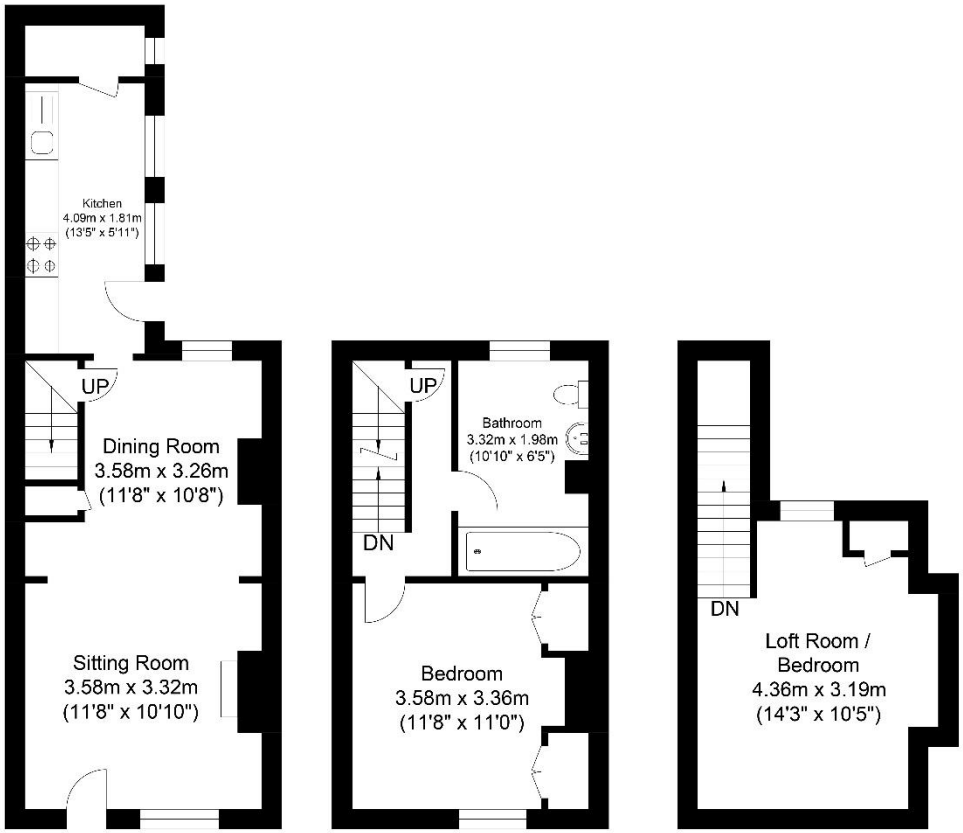
The High Street offers many individual shops, restaurants and public houses. Together with local outdoor swimming pool, leisure centre, and The Depot Cinema.

Lewes is also proud to host a number of sports clubs including football, rugby, tennis, golf, cricket, stoolball and athletics and cycling

Tenure- Freehold
EPC Band- D

Gas Central Heating
Council Tax Band- C

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



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Ground Floor
Approximate Floor Area
360.05 sq ft
(33.45 sq m)

First Floor
Approximate Floor Area
261.24 sq ft
(24.27 sq m)

Second Floor
Approximate Floor Area
180.40 sq ft
(16.76 sq m)

Approximate Gross Internal Area = 74.48 sq m / 801.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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