



£650,000 guide price

Holly House, 26 De Montfort Road, Lewes, East Sussex, BN7 1SR

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Overview...

An exceptional property in the heart of Lewes town centre. This wonderfully charming and characterful property is very much a unique home.

The property features many original and character features such as sash windows and exposed floorboards but also modern architectural features such as a magnificent feature window in the Studio and vaulted ceilings which can be found in a selection of rooms.

The ground floor comprises of a through Sitting/Dining Room and a bespoke built kitchen. To the side of the property is a glorious Studio which has been divided to make three principal areas including a Study or Home Office with separate access from the rear, a cosy Snug and a Mezzanine Reception with vaulted ceiling, feature window and roof windows.

Upstairs there are 3 bedrooms, all of which are fair sizes and a beautiful bathroom. Outside there is a delightful, private, south facing courtyard garden.



The property...

ENTRANCE HALL- Exposed painted floorboards with stairs rising to first floor. Fitted cloaks cupboard. Concealed pocket door slides open to;

SITTING/DINING ROOM- Measuring a generous 24'11 x 10'6. The dual aspect room enjoys views to the front and rear and features exposed painted floorboards. There is a clever bespoke made fitted bench seat with storage below and a discrete slim profile door opens to **Studio**.

The Studio is an extension to the side of the property which provides a **Study Area**, a cosy **Snug**, and a **Mezzanine Reception Area**.

STUDY- An excellent Home Office with direct access to the outside and in turn access to Western Road. Fitted desk and shelves. Exposed painted floorboards and vaulted ceiling.

SNUG- A cosy Snug with exposed painted floorboards, exposed beams and exposed painted brick wall. Sky light. Door opening to De Montfort Road.

MEZZANINE RECEPTION- A superb room with vaulted ceiling and a wall of double-glazed windows with far reaching views to the front. Exposed painted floorboards. Roof windows.

KITCHEN- Bespoke made kitchen with painted panelled, cupboards and drawers finished in a cream colour and complimented by black granite worksurfaces. One and half bowl sink with adjacent swan neck mixer tap, space for fridge freezer, washing machine and electric cooker, with integrated cooker hood above and tiled surround. The dual aspect kitchen enjoys views and access to the garden and features exposed painted floorboards, larder cupboard and discrete door to outside storage area

FIRST FLOOR LANDING- Exposed painted floorboards. An array of fitted cupboards and wardrobes. Doors to principal rooms. And door reveals stairs to second floor.





Property...

BEDROOM 2- Double bedroom with sash window to front and far-reaching views. Exposed painted floorboards.

BEDROOM 3- Featuring a fitted bed allowing the room to be a comfortable double bedroom. Sash window with views overlooking garden. Fitted wardrobes and exposed painted floorboards in a decorative chequerboard pattern.

BATHROOM- Classical bathroom suite, comprising of panel enclosed bath with privacy screen, wash hand basin. Vaulted ceiling with roof window and sash window to side.

CLOAKROOM- Separate cloakroom comprising of wc with wash hand basin.

BEDROOM 1- Located on the second floor, the dual aspect bedroom enjoys far reaching views of the Lewes townscape and South Downs and features fitted wardrobes and eaves storage.





Outside and Location...

Garden - A landscaped courtyard garden with a keen eye to design and a thought to privacy. The South Facing garden features a decked terrace for seating and alfresco dining, a raised pond with exposed brick and flint, and a covered pergola with plants growing over provides shade and shelter. Gated access opens to a pathway leading to Western Road and a brick built shed providing excellent bicycle and general storage.

De Montfort Road is located in the heart of historic Lewes town centre with access to the South Downs National Park found at the end of the road via Spital Road and The Gallops and access to Baxters Field, a public green space located at the other end of the road. A local convenience shop is within a short walk at Leicester Road and Lewes High Street is just a 7-minute walk away (Source Google Maps)

Lewes Mainline Railway Station is just a few minutes further from Lewes High Street and offers direct services to London and Brighton.

Within the town centre there is a strong variety of shops, restaurants and public houses, Lewes is also home to The Depot Cinema, a leisure centre, open air swimming pool, and many sports clubs.

Lewes also offers schooling for all ages from nursery to tertiary college from popular state schools and Lewes Old Grammar School.

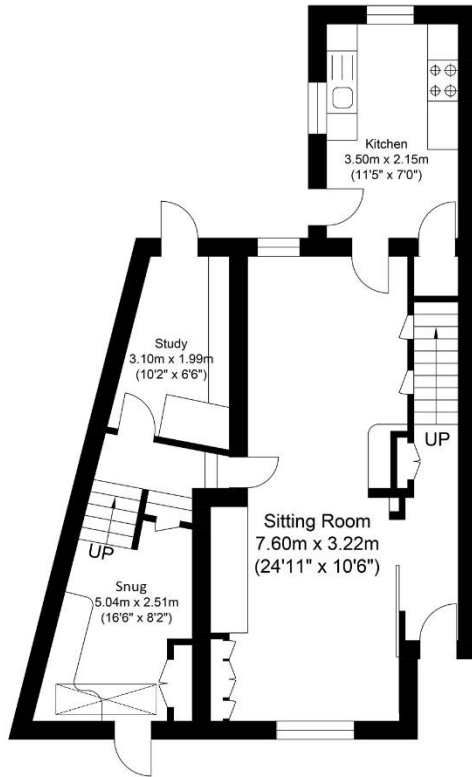
Tenure - Freehold
Gas central Heating

EPC Rating - D

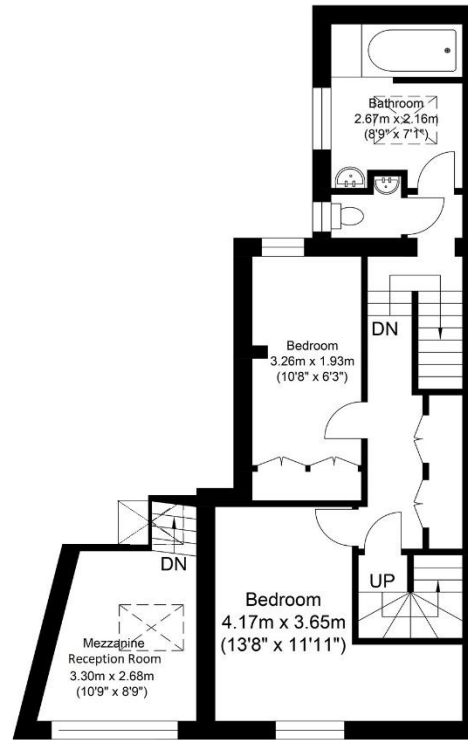
Council Tax Band - D



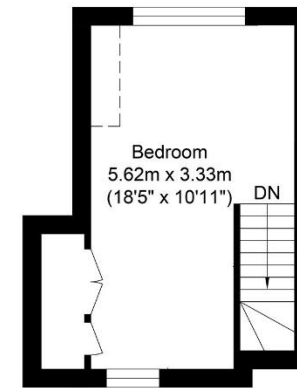
VIEWING RECOMMENDED



Ground Floor
Approximate Floor Area
564.78 sq ft
(52.47 sq m)



First Floor
Approximate Floor Area
477.48 sq ft
(44.36 sq m)



Second Floor
Approximate Floor Area
217.53 sq ft
(20.21 sq m)



Approximate Gross Internal Area = 117.04 sq m / 1259.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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