

£1,100,000 offers in excess of

7 Offham Road, Lewes, East Sussex, BN7 2QR

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Overview...

An impressive Double Fronted late Victorian home benefitting from Off Street Parking and boasting a wealth of period features including fireplaces, sash windows, panelled doors and a gorgeous chequerboard tiled floor in the entrance hall.

The 2,800 sq ft is located on the peripheries of the town centre within striking distance of The Paddock recreation ground and within easy walking distance of the High Street and also the Mainline Railway Station, via a particularly pleasant walk through the Castle Grounds

Inside the property offers a superb 27th Drawing Room with feature fireplace and bay window, a further Sitting Room, a 26ft Kitchen/Breakfast Room, a Utility Room and Cloakroom. There is also a useful, decorated and tanked Cellar. Upstairs over two floors we find 2 Bathrooms and 7 Bedrooms, 6 of which are impressive Double Bedrooms, with the principal boasting a Dressing Room.

Outside the elevated position provides the generously sized garden with enviable open Views across the historic townscape.









The property…

Entrance Porch- Beautiful chequer board tiled floor.

Entrance Hall- A grand entrance hall with oversized front door, staircase with timber handrail and balustrade, sash window to rear with views over garden and the townscape beyond. Door reveals stairs down to cellar and painted panelled doors open to principal rooms.

Drawing Room- An impressive room measuring 27ft x 12'4 The dual aspect room benefits from a bay window comprising of three sashes with elevated views to the front and double doors which open to the rear garden. The reception room further benefits from many original features such as decorative ceiling cornice and rose, picture rail and an ornate fireplace with marble surround.

Sitting Room- Another generously proportioned reception with picture rail, fireplace with marble surround and bay window to the front.

Kitchen/Breakfast Room- Fitted kitchen with timber look fronted cabinets and white coloured worksurfaces over. The triple aspect room measures an enviable 26ft and enjoys elevated views over the garden and historic townscape beyond. Door to;

Utility/Boot Room- Secondary front door to driveway. Vaulted ceiling with roof windows. Space for appliances.

Ground floor Cloakroom- Modern suite comprising of wc and wash hand basin. Window to the rear.

Cellar- Accessed via the entrance hall. A decorated and useful room which our vendor clients advise us has been tanked. The room offers a useful 6"5 head height and features a window with side aspect.

First floor Landing- Painted panelled doors to principal rooms. Sash window to the rear with far reaching views extending to the South Downs and St Johns church. Stairs continue to second floor.















Property and Outside…

Bedroom 1- A more than generously sized bedroom with bay window to the front and picture rail. Door to Dressing Room with sash window to the front.

Bedroom 2- Another generous double bedroom. The dual aspect room features a bay window to t he front and wardrobe.

Bedrooms 3 and 4 both enjoy far reaching views to the rear over St Johns church and the South Downs.

Bathroom- Suite comprising of a bath, wc and wash hand basin set into a vanity unit. Sash window to side.

Shower Room- Suite comprising of a corner position shower, wc and wash hand basin. Tiled surrounds.

Second floor Landing- Doors to principal rooms.

Bedrooms 5, 6 and 7 are all generously sized and enjoy far reaching views, two of which boasting Castle Views and one featuring two fireplaces.

Rear Garden- A wonderful garden which boasts uninterrupted views over the Pells area, St Johns Church and the South Downs. The garden features a paved patio adjacent to the property and a generous area of lawn surrounded by mature plants and shrubs. Access to the side and storage.







Outside and Location…

Driveway- Brick laid driveway providing off street parking for several vehicles. Path to garden stores.

Offham Road is located to the peripheries of the town centre close to the Castle Grounds, Pells and sought after Wallands areas of Lewes.

An extremely pleasant walk through the Castle Grounds to The High Street is just 0.3 miles away and offers an array of shops, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers direct services to London Gatwick and Brighton are just 0.4 miles away.

Scenic walks along the river and two large public recreation grounds both with children's playgrounds are all within striking distance of the front door. The Paddock offers an excellent public green space complete with children recreation ground. The Pells Pond and Open Air Swimming Pool can be found close by at the end of St Johns Terrace and St Johns Hill.

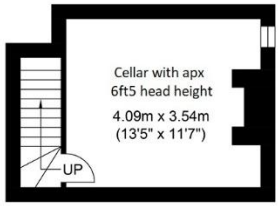
Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

Tenure – Freehold

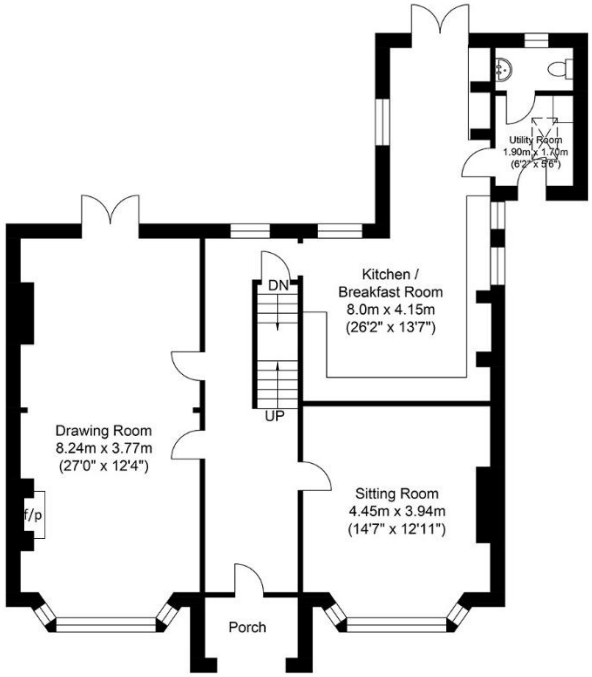
Gas central Heating

EPC Rating – D

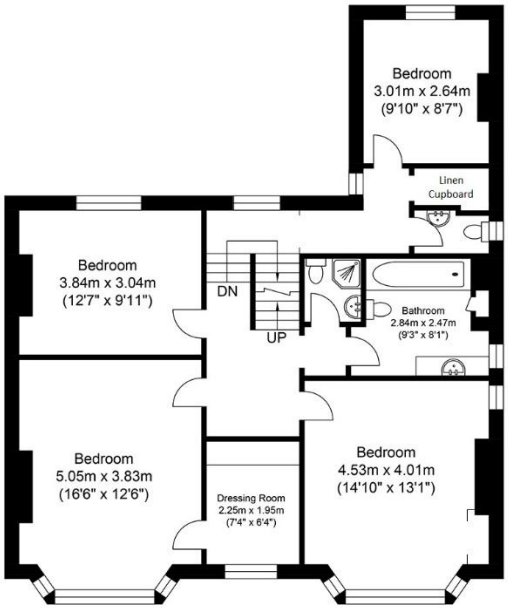
Council Tax Band – G



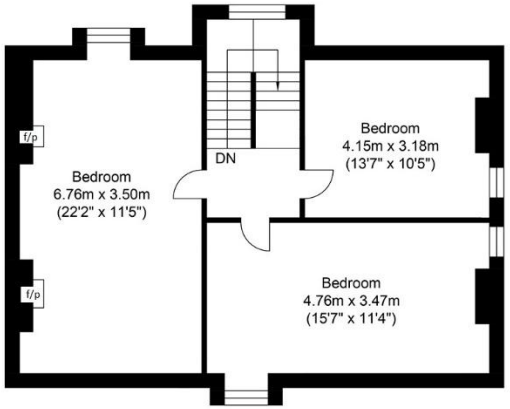
Basement
Approximate Floor Area
184.06 sq ft
(17.10 sq m)



Ground Floor
Approximate Floor Area
993.18 sq ft
(92.27 sq m)



First Floor
Approximate Floor Area
932.26 sq ft
(86.61 sq m)



Second Floor
Approximate Floor Area
724.51 sq ft
(67.31 sq m)

Approximate Gross Internal Area = 263.29 sq m / 2834.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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