



Chapel Hill, Lewes, East Sussex, BN7 2BB
Asking Price £585,000

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A quintessential two-bedroom cottage, literally with roses round the door, located on a quiet lane leading up to the Downs in a conservation area. 16 Chapel Hill offers a stylish interior with a walled garden and rooftop views across Lewes to the castle, racecourse and surrounding Downs.

The Property

The property has been tastefully improved by the current owners and includes gas central heating with cast iron column radiators, stripped wood flooring, double glazed sash windows with plantation shutters, a woodburning stove, shaker style kitchen/breakfast room, two bedrooms and a Victorian style bathroom suite.

As you enter the sitting room the woodburning stove provides the focal point with shelves to the side and a sash window to the front. The kitchen/breakfast room has shaker style units with a wooden worksurface with inset Bosh gas hob and oven below. The floor has feature 'Fired Earth' tiles and underfloor heating. A part glazed door leads to the garden. There is ample space for a dining table.

The stairs lead to the landing with feature panelling to the wall and a useful store cupboard. Bedroom 2 has a window to the front offering views across the roof tops and a feature fireplace. The spacious bathroom has a ball and claw bath, and Victorian style suite and a shelved storage cupboard. The shower area is attractively tiled and there is a wall mounted gas fired boiler.

On the second floor the main bedroom has ample storage cupboards built in and a Velux Window to the rear but the views to the front across the town to the castle are exceptional!

The rear garden is private and bordered by a flint curved wall and is brick paved. There is a useful bin storage area accessed by the side twitten and the front garden is enclosed and has a sunny aspect with seating area and Wrought iron gate.

The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings.

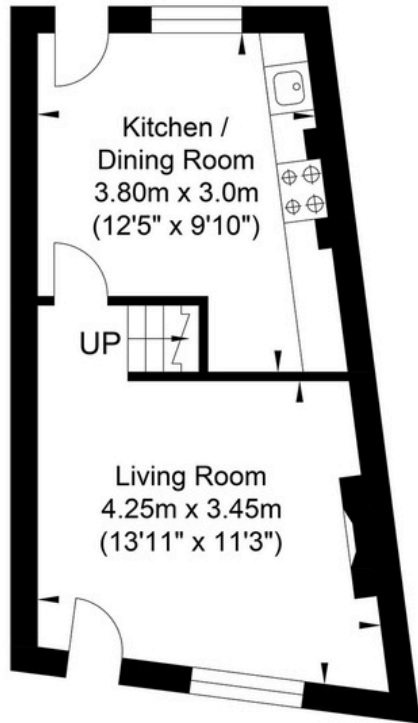
Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children.

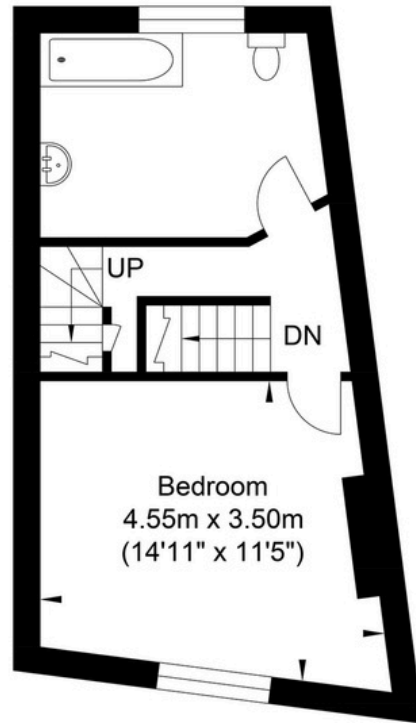
Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



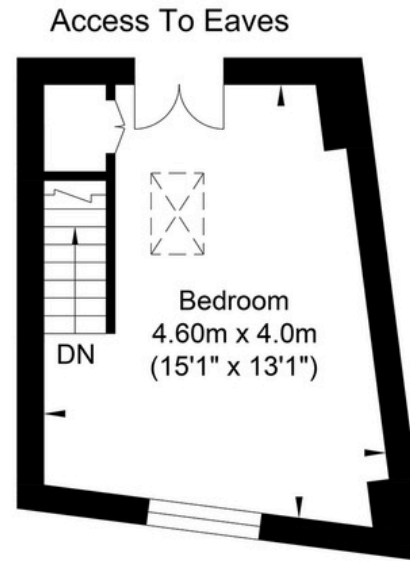
Chapel Hill, Lewes



Ground Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



First Floor
Approximate Floor Area
266.62 sq ft
(24.77 sq m)



Second Floor
Approximate Floor Area
185.13 sq ft
(17.20 sq m)

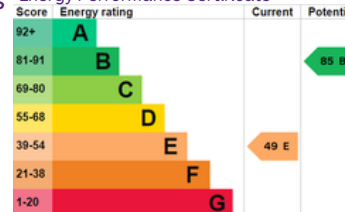
Approximate Gross Internal Area = 66.74 sq m / 718.38 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
Council Tax - Band D

Energy Performance Certificate



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