



£795,000 offers in region of  
Black Tile Cottage, Western Road, Lewes, East Sussex, BN7 1RL

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## Overview...

A rare opportunity to purchase this stunning, characterful three-bedroom Grade II listed property located on the central Western Road in Lewes.

This property is unique and doesn't come round often boasting such a central location and beautiful far-reaching views. Within walking distance of the town centre and a selection of shops, restaurants, cafes and public houses.

Inside are beautiful panelling details, exposed beams and stylish varnished wooden floorboards. An open plan living dining room with an impressive brick statement fireplace recess. The fitted kitchen highlights an exposed flint wall and charming brick flooring and modern ground floor cloakroom/W.C.

Upstairs are three double bedrooms, two with tasteful en suites. At the rear is a gorgeous hidden courtyard garden.

VIEWING RECOMMENDED



## The property...

**ENTRANCE HALL-** Front door opens to hallway with panelled walls and stripped and varnished flooring. Stairs to first floor with storage cupboards under the stairs

**DINING ROOM-** A dual aspect, cosy room with exposed beams, sliding sash side and rear windows. Seat under side window with storage below. Open to-

**SITTING ROOM-** A generously sized room measuring 2.8m x 5.03m with an expansive side aspect sash window, exposed beams, stripped and varnished flooring with a gorgeous feature open fireplace with exposed brick chimney breast; hatch to cellar

**KITCHEN-** Dual aspect from side and rear aspect windows with views over the rear garden. Shaker style base units with brass handles and wooden worktops. Large ceramic sink with brass mixer tap, space for fridge freezer, washing machine and cooker; built in cooker hood above and integrated dishwasher. Boasting a brick flooring, exposed beams and exposed feature flint wall. Door to rear garden and door to-

**CLOAKROOM/W.C.-** Side aspect obscured window, wash hand basin with mixer tap, low-level W.C. with panelled walls and tiled flooring

**FIRST FLOOR LANDING-** Side aspect window, stripped and varnished flooring and door to second floor

**BEDROOM-** A generously sized double room with feature fireplace, built in wardrobes and double sash, secondary glazed front aspect window with views of St Anne's church. Door to-





## *Property and Outside...*

**EN SUITE-** Rear aspect sash window with views of rear garden, exposed beams, standalone bath with brass mixer tap and shower above, pedestal wash hand basin with tiled surround, low-level W.C.

**BEDROOM-** A great size double room with fireplace recess, rear aspect double sash with secondary glazing, built in cupboard and understairs cupboard

**TOP FLOOR BEDROOM-** Double bedroom with exposed beams and rear aspect double-glazed sash window which far reaching views over Lewes and door to-

**EN SUITE-** Walk in shower with tiled surround and glass enclosed, wash hand basin with mixer tap and tiled splashback, low-level W.C and Velux window with far-reaching views over Lewes and further of the Sussex countryside

**REAR GARDEN-** An attractive, generously sized courtyard garden featuring exposed flint walls, raised beds stocked with various shrubs and flowers. Pretty area of block paved patio, timber store, air source heat pump and gated side access.





## Location...

**Western Road** is an extension to Lewes high Street benefitting from easy access to all that Lewes High Street offers but is equally close to the entrance of the South Downs National Park via The Gallops.

Western Road features a parade of local shops and Leicester Road convenience shops is a short walk away. Baxters Field is a fantastic recreational green space located in nearby Bradford Road with children's playgrounds found in the neighbouring paddocks.

Also close by are the Pells outdoor swimming pool, leisure centre and the Depot Cinema which offers local food and drinks 7 days a week.

Lewes Mainline Railway Station is within easy walking distance and offers direct trains to London Victoria, Brighton, Gatwick and Eastbourne.

There is also Lewes holds a lot of history and the stunning Grange Gardens, Lewes Castle and the Priory Ruins create local, picturesque walks.

Lewes prides itself with its array of sports clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School

Tenure - Freehold

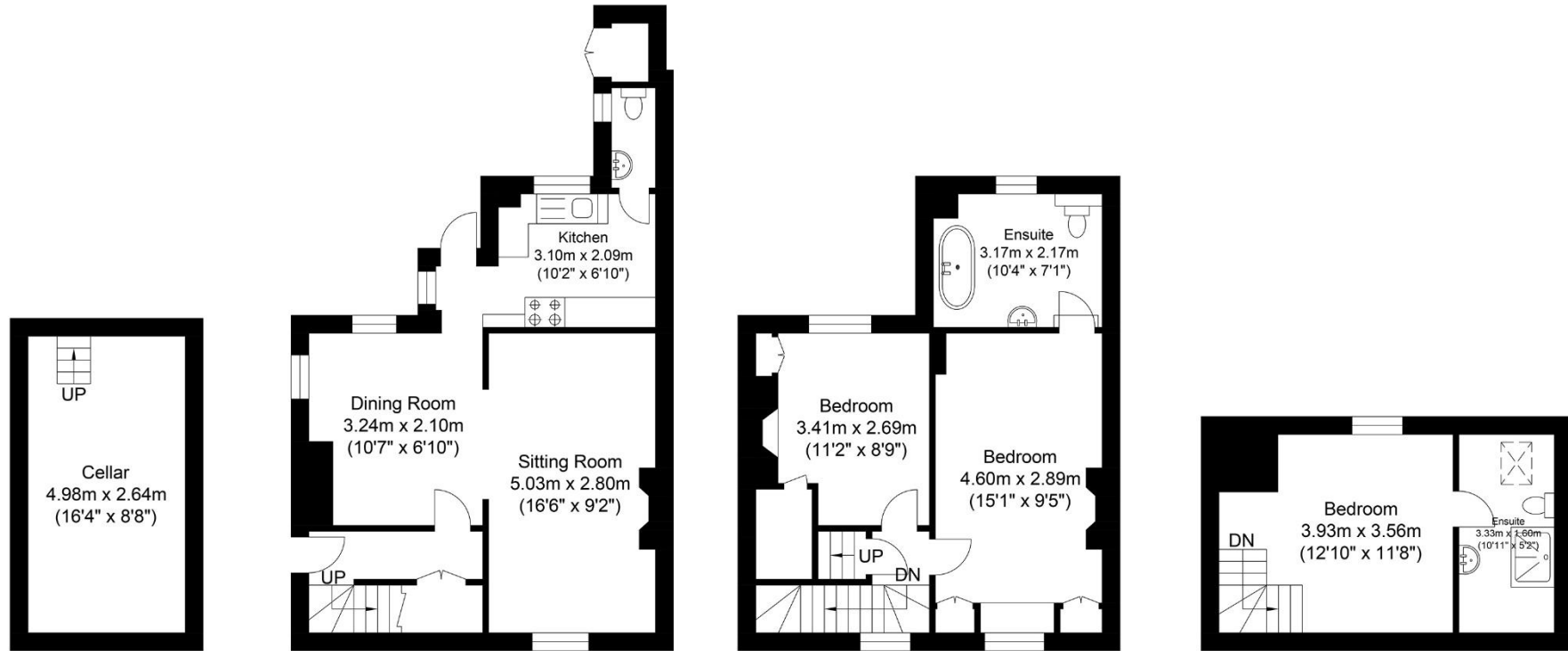
Grade II Listed

Gas Central Heating

EPC Rating - E

Council Tax Band - C





Lower Ground Floor  
Approximate Floor Area  
141.54 sq ft  
(13.15 sq m)

Ground Floor  
Approximate Floor Area  
408.05 sq ft  
(37.91 sq m)

First Floor  
Approximate Floor Area  
386.20 sq ft  
(35.88 sq m)

Second Floor  
Approximate Floor Area  
201.82 sq ft  
(18.75 sq m)

Approximate Gross Internal Area = 105.69 sq m / 1137.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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