



Castle Ditch Lane, Lewes, BN7 1YJ
Asking Price £340,000

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This charming two bedroom end of terrace historic house is tucked away yet central. It features a modern open plan kitchen/living area, gas central heating and double glazing. Offered with no onward chain.

The Property

Located on Castle Ditch Lane, this two bedroom end of terrace historic house offers character and modern living in the town centre. Offered for sale with no onward chain, this property is ready for immediate occupancy.

The open plan kitchen and living room provides a bright and inviting space. The kitchen features modern units and integrated appliances, including a fridge/freezer, electric hob, and oven and ample worksurface space. The living area offers a comfortable space to relax and there is room for a dining table as well as a useful downstairs cloakroom.

Stairs rise from the hall to the first floor with a hatch access to the spacious and boarded loft storage space. The main bedroom has a large window to the front and a deep shelved cupboard which houses the Worcester gas fired combi boiler. The second bedroom has a Velux window. The property includes a spacious bathroom with contemporary fixtures and a bath with a shower over.

The small outside space to the side is private and could have some plant pots and provides a peaceful place to sit away from everyone.

Gas central heating and double glazed windows ensure comfort and efficiency, providing warmth and reducing energy costs. The double glazing also helps maintain a quiet interior despite the central location.

This property's location offers a secluded feel on Castle Ditch Lane while remaining convenient. Behind the property is the 'Garden of Peace' which is a tranquil seating area known locally as The Magic Circle. All town centre amenities, shops, restaurants, and transport links are a short walk away. This balance of privacy and accessibility makes this house appealing to a wide range of buyers, from first-time purchasers to investors.

A rare chance to buy a historic house adds unique charm with Lewes Castle literally at the end of the road.

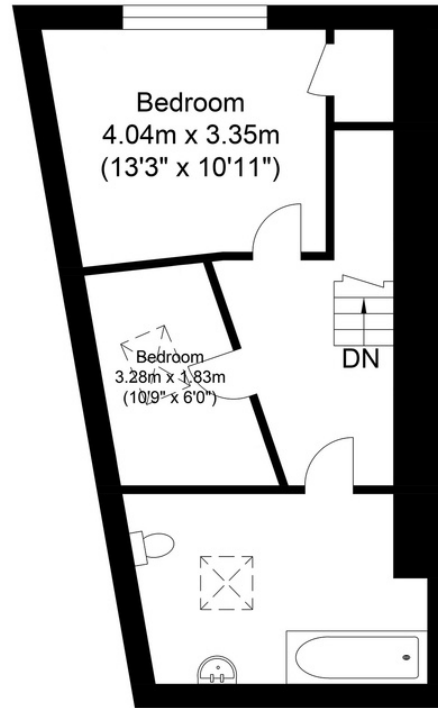
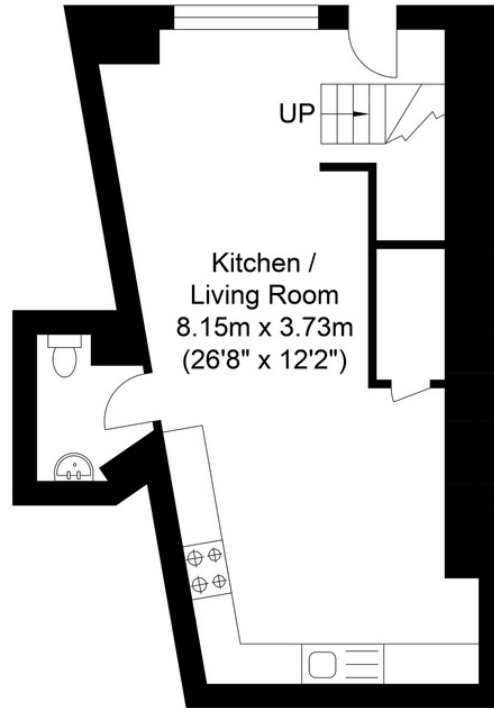
The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Castle Ditch Lane, Lewes



Ground Floor
Approximate Floor Area
387.82 sq ft
(36.03 sq m)

First Floor
Approximate Floor Area
359.94 sq ft
(33.44 sq m)

Approximate Gross Internal Area = 69.47 sq m / 747.76 sq ft

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

Material information

Tenure - Freehold

EPC - E

Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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