



£475,000 guide price

16 Paddock Road, Lewes, East Sussex, BN7 1UU

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Overview...

A super two double bedroom character cottage situated in sought after Paddock Road, a seldom used single file lane in the heart of Lewes town centre located between the Castle grounds and The Paddocks recreation field.

This pretty period cottage has been lovingly maintained by its current long term owners and offers a light and bright open plan Living Room with Kitchen to the rear which opens onto a private courtyard.

The first floor offers a good size double bedroom with views over the allotments and a spacious bathroom with period style white suite and separate shower cubicle.

The entire top floor is generously given to the principal bedroom which enjoys dual aspect views of the Garden and The Paddocks opposite.

Outside is a pretty front garden, small courtyard adjacent to the kitchen and a tiered rear garden with elevated area to enjoy the sunny evenings.

Viewing recommended



The property...

ACCOMMODATION

ENTRANCE LOBBY- Front door, space for coats and shoes, door to-

OPEN PLAN LIVING ROOM & KITCHEN- A wonderful open plan space boasting dual aspect windows to the front and rear, views over the allotments to The Paddocks opposite.

KITCHEN- Single bowl, single drainer stainless steel sink with window over, spaces for cooker, washing machine and fridge/freezer, understairs cupboard, chimney recess, stripped floorboards, door to rear garden.

LIVING ROOM- Front aspect sash window overlooking the allotments to The Paddock, chimney breast housing a cast iron log burning stove with granite hearth, stripped floorboards.

FIRST FLOOR LANDING- Rear aspect window, balustrade with stripped handrail, stairs to top floor.

BATHROOM- A spacious bathroom, refitted with a period style white suite comprising a freestanding bath, corner shower cubicle with glass door and tiled enclosure, pedestal wash hand basin, low level W.C., rear aspect window.

BEDROOM- A comfortable double room with front aspect sash window overlooking the allotments to The Paddock, understairs cupboard, chimney recess with shelving.

SECOND FLOOR- Stairs open into-

BEDROOM- A generously sized double bedroom boasting attractive vaulted ceilings and dual aspect windows and painted floorboards.





Outside...

FRONT GARDEN- Brick paved with low level retaining wall.

LOWER GARDEN- Accessed directly from the kitchen, brick paved with storage cupboard, steps to.

REAR GARDEN- A tiered garden with sloping beds and decked seating area, low level retaining walls.



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Paddock Road is a seldom used single lane road located in the heart of Lewes town centre. The road runs parallel to Baxters Field and The Paddock, both of which are public access green spaces. Pathways then divert to the Castle Grounds and lead to the High Street.

Scenic walks and access to the South Downs are a short walk away, located at the end of the adjoining DeMontfort Road. And the Pells Open Air Swimming Pool is within striking distance at the end of adjoining St Johns Terrace and St Johns Hill.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is 5-minute walk away (Source Google Maps) through the pretty Castle grounds.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton, Gatwick and Eastbourne. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is just a 10-minute walk away (Source Google Maps)

Lewes is also a popular choice for schools with many well referred primary schools, a popular secondary school and tertiary college. Lewes Old Grammar also offers an excellent option and caters for children of primary and secondary ages.

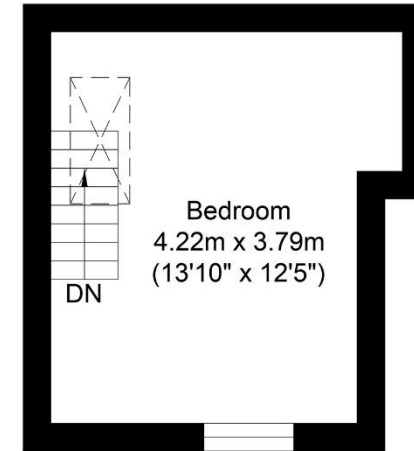
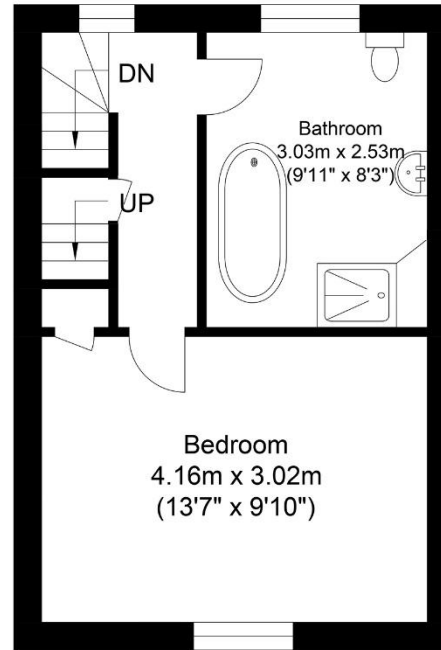
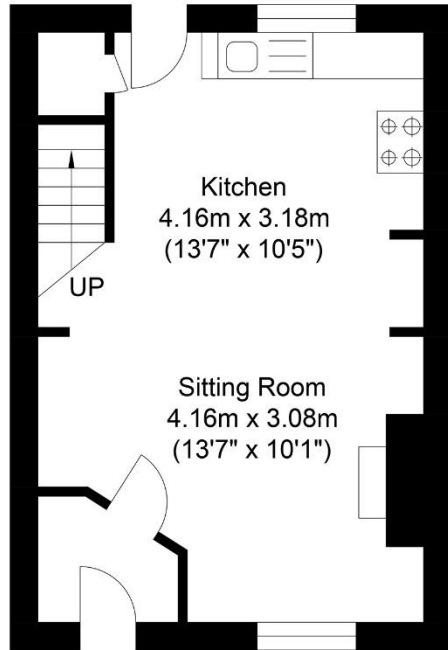


Tenure - Freehold

Gas central Heating

EPC Rating - E

Council Tax Band - D



Ground Floor
Approximate Floor Area
284.81 sq ft
(26.46 sq m)

First Floor
Approximate Floor Area
284.81 sq ft
(26.46 sq m)

Second Floor
Approximate Floor Area
157.90 sq ft
(14.67 sq m)

Approximate Gross Internal Area = 67.59 sq m / 727.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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