



**Guide Price**

**£400,000**

**Freehold**

2x  1x  1x 

**Lancaster Street, Lewes,  
East Sussex, BN7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Stunning, recently renovated home
- Sunny courtyard garden
- Highly desirable central Lewes location
- Close to shops & cafes, views of Malling Down
- Planning permission for first floor extension ref: SDNP/25/00794/HOUS

## Accommodation

### GROUND FLOOR

Lounge: 9'11 x 9'8 (3.02m x 2.95m)  
 Dining Area: 9'11 x 9'8 (3.02m x 2.95m)  
 Kitchen: 9'11 x 9'1 (3.02m x 2.77m)

### FIRST FLOOR

Landing  
 Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)  
 Bathroom

### SECOND FLOOR

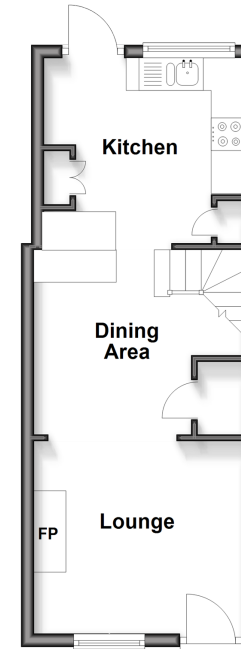
Bedroom 1: 12'5 x 9'5 (3.79m x 2.87m)

### OUTSIDE

Rear Courtyard Garden

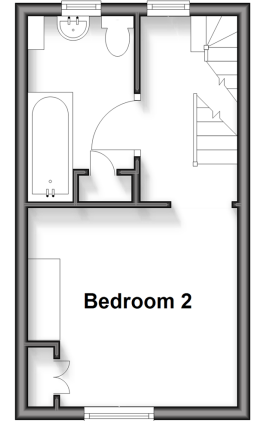
### Ground Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



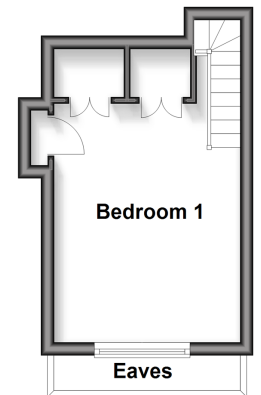
### First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



### Second Floor

Approx. 13.7 sq. metres (147.4 sq. feet)



**Call Lewes - (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



23009241/20260220/FT/MM