



Chapel Hill, Lewes, East Sussex, BN7 2BB

Asking Price £750,000

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A two bedroom, double fronted Grade II Listed house in a secluded Lewes location. This property offers significant modernisation potential, two large reception rooms, an established garden, and endless character features, sold with no onward chain.

The Property

This Grade II Listed double fronted house dates back to the 1800's, where it was formerly two cottages and has a wealth of history. It is situated in a tucked away location on a private road in Lewes, offering direct access to the South Downs. The property combines a tranquil setting with the convenience of a central location, placing local amenities, independent shops, cafes, and transport links on your doorstep.

Chapel Hill has a wealth of character features including a slightly off centre front door, scallop edged tiles to the first floor elevation, an Inglenook Fireplace in the Reception Room, sideways sliding sash windows, and open fireplace and the other rooms feature arched windows to the rear floor. These rooms retain period features with exposed beams highlighting the home's historical character. The property requires modernisation, presenting an opportunity for the new owner to update and personalise the living space, enhancing its inherent charm and value.

The ground floor is entered via an entrance lobby which leads into a reception hall with a superb Inglenook Fireplace with Oak Bressumer and log burning stove with a copper hood. Corner display unit and stairs to the first floor. These rooms retain period features with exposed beams highlighting the home's historical character. The main reception room is double aspect with a further fireplace with a Woodburning stove, French doors lead to the garden. The Kitchen has a range of units with a worksurface extending to include a gas hob and electric oven, space and plumbing for a dishwasher and washing machine and a sink unit. Door to the rear garden. Downstairs cloakroom with a low level WC and wash hand basin.

Upstairs on the first floor comprises two generously sized bedrooms, the main bedroom is double aspect with windows to the front and to the rear overlooking the garden. There is a further fireplace and a full wall of hanging rails behind a curtain. The second bedroom has the hatch to the loft space via a pull down ladder, with light. Window to the front offering views across the town. The spacious bathroom has a panelled bath with electric shower over, low level WC and wash hand basin.

One of the key features of this home is its long, established rear garden which backs onto the cliffs. The garden is partly walled and fenced with steps up to a law with established colourful shrubs. This private outdoor space offers a peaceful sanctuary, suitable for outdoor dining or gardening. The garden's mature planting provides seclusion and offers scope for further landscaping. Brick Garden shed with a workbench.

Offered to the market with no onward chain, this property simplifies the buying process. This is an opportunity to acquire a characterful home in a prime Lewes location, ready for sympathetic modernisation to unlock its full potential.

The Location

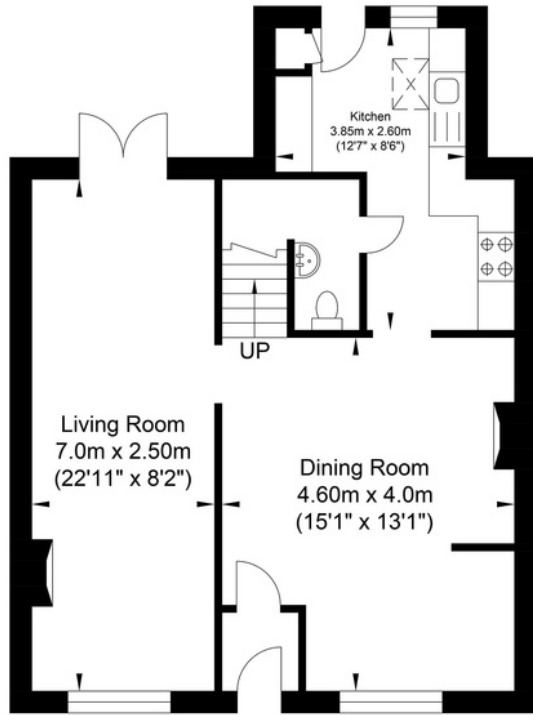
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops.

The 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 cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month.

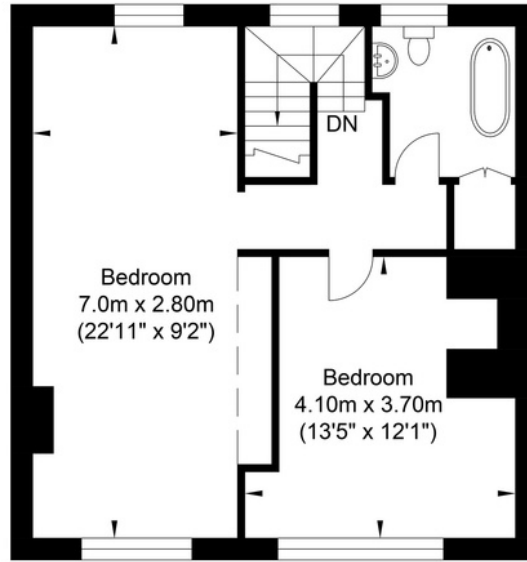
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



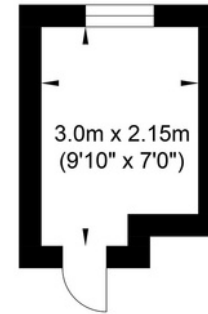
Chapel Hill, Lewes



Ground Floor
Approximate Floor Area
555.20 sq ft
(51.58 sq m)



First Floor
Approximate Floor Area
497.29 sq ft
(46.20 sq m)



Outbuilding
Approximate Floor Area
64.90 sq ft
(6.03 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 97.78 sq m / 1052.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes

Tenure: Freehold
Council Tax Band: E
EPC: N/A



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