10 St. Johns Hill, Lewes, BN7 2DP

ROWLAND GORRINGE

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Lewes
BN7 2DP

Guide Price £650,000

A beautifully presented Edwardian two bedroom terraced cottage, enviably situated in the sought-after area of The Pells. Retaining many of the original period features, the current vendors have sympathetically refurbished this cottage to a very high standard. With stripped original pine floors throughout, a bespoke kitchen, new bathroom, and an open plan Sitting/Dining Room allowing natural light to flood in, viewing is highly recommended to fully appreciate this very charming cottage.

The accommodation comprises half glazed wooden Front Door into tiled Hallway with high level electric meter board; double aspect open plan Sitting/Dining Room with a large square bay with sash windows to the front Sitting Room area, original cast iron open fireplace with grate and tiled insert. Dining Room area with French doors onto rear garden, feature fireplace, fitted cupboard; door into fully fitted bespoke Kitchen with Oak worktops, integrated fridge/freezer, integrated half dishwasher, electric induction hob with integrated extractor fan and light over, integrated pyrolytic electric split oven, pull-out larder cupboard and good selection of base cupboards and deep drawers, tiled floor with underfloor water heating, French doors to rear garden.

Staircase from the Hall leads to half Landing with Bathroom suite comprising walk-in shower with glass panels, free standing bath with mixer taps and shower attachment, hand wash basin over free standing cupboard, low level WC, cupboard with plumbing for washing machine and tumble dryer, further cupboard housing Glow-Worm gas combi-boiler with shelving under, double glazed wooden sash window with privacy panel.

Principal Bedroom to the front elevation with two wooden sash windows, range of fitted wardrobe cupboards, feature painted cast iron fireplace with tiled insert, cupboard with shelving; Bedroom 2 with wood framed double glazed sash window, feature cast iron fireplace, fitted cupboard.

ALL MAINS SERVICES. GAS FIRED CENTRAL HEATING SERVING PANEL RADIATORS THROUGHOUT. UNDERFLOOR WATER HEATING TO KITCHEN. SECONDARY DOUBLE GLAZING TO FRONT ELEVATION WINDOWS. DOUBLE GLAZED WINDOWS TO REAR ELEVATION. ORIGINAL CAST IRON FIREPLACES THROUGHOUT. STRIPPED PINE FLOORS THROUGHOUT. ORIGINAL ROOF TILES.

Outside: The property is approached via a wrought iron gate onto a shared brick paved path leading to the Front Door. To the side is a small area of garden laid to gravel and flower beds. To the rear, is a brick paved, West facing courtyard garden fully enclosed with new fence panels to either side, flower beds with mature planting, feature raised fish pond enclosed in wood panelling, wooden gate leading into the twitten housing the dustbins and further flower bed access leading to Pelham Terrace.

Agent's Note: Our vendor is suited with their onward purchase (no forward chain), therefore a prompt viewing appointment is highly recomended these are by confirmed prior appointment with the sole selling agent, Rowland Gorringe Estate Agents 01273 471348.

Directions: https://w3w.co///trumpet.lilac.tens

- CHARMING EDWARDIAN COTTAGE
- TWO BEDROOMS
- NEW BATHROOM
- GAS FIRED CENTRAL HEATING
- WEST-FACING REAR COURTYARD GARDEN
- IN SOUGHT AFTER AREA OF LEWES KNOWN AS 'THE PELLS'
- NEW KITCHEN
- WEALTH OF PERIOD FEATURES
- ALL MAINS SERVICES
- ATTIC

Sitting Room	3.54 x 3.12 (11'7" x 10'2")
Dining Room	3.25 x 3.10 (10'7" x 10'2")
Kitchen	4.08 x 2.60 (13'4" x 8'6")
Bedroom 1	4.66 x 3.20 (15'3" x 10'5")
Bedroom 2	3.00 x 2.82 (9'10" x 9'3")
Bathroom	
Attic	

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Approximate Gross Internal Area = 84.0 sq m / 904 sq ft

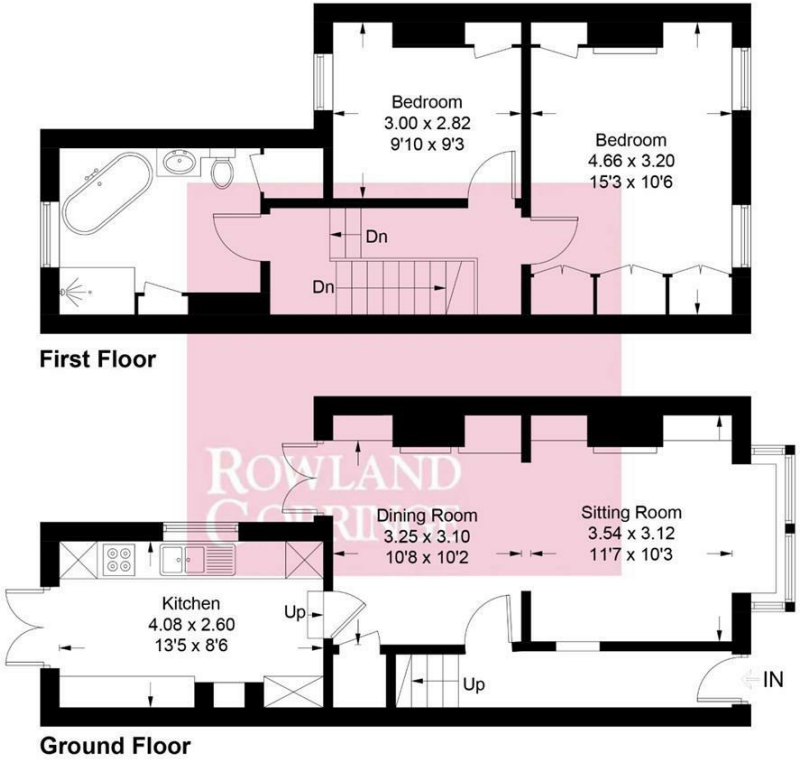

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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