



**Priory Street, Lewes, East Sussex, BN7 1HH**  
Asking Price £395,000

## Priory Street, Lewes, East Sussex, BN7 1HH

A well presented two bedroom mid terrace cottage in Lewes' Southover area. Features include a south facing courtyard garden, character details, and a useful attic room. Close to the railway station.

### The Property

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Located in the Southover area of Lewes, this two bedroom mid-terrace cottage on Priory Street offers a well presented home with character. The property is conveniently situated for Lewes railway station, making it suitable for commuters. The town centre, with its shops, cafes, cinema and historical sites, is also within walking distance.

The ground floor comprises a reception room, offering a versatile space for living with a sash window to the front with shutters and a brick fireplace with fitted gas fire and a cupboard built in the chimney recess. This room retains character features including sash windows and is presented in good condition. Step down to the kitchen/breakfast room, fitted with a range of wall and base mounted units with a gas hob, electric oven and microwave. Stairs rise to the first floor and the utility room leads off of the kitchen. Space for fridge/freezer, dishwasher and washing machine and a wall mounted gas fired Combi boiler and a door into the garden.

On the first floor, there are two bedrooms, the main room to the front with built in wardrobes, offering adequate space and natural light. The second bedroom is a single, suitable as a guest room, home office, or child's bedroom. Bathroom with a white suite with a panelled bath with shower over, wash hand basin and Low level WC.

An additional feature of this property is the attic room, accessed via a hatch with pull down ladder. The room is carpeted and has a velux window to the front and rear with blinds. This room with natural light offers potential for use as a studio, study, or for storage, adding flexibility to the home's layout.

The south facing courtyard garden. This private outdoor area is suitable for outdoor dining or relaxation, extending the living space during warmer months and is well stocked with colourful flowering shrubs.

Throughout the cottage, character features have been maintained. The property's location in Southover is advantageous, known for its community feel and proximity to local amenities, including schools and parks.

### The Location

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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.



# Priory Street, Lewes



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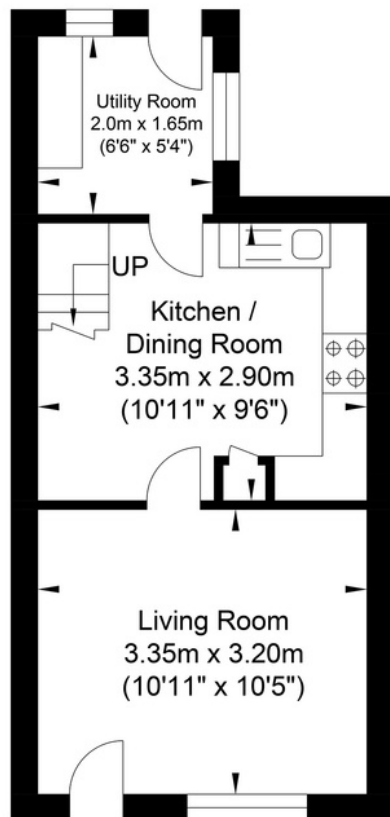
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01273 487 444  
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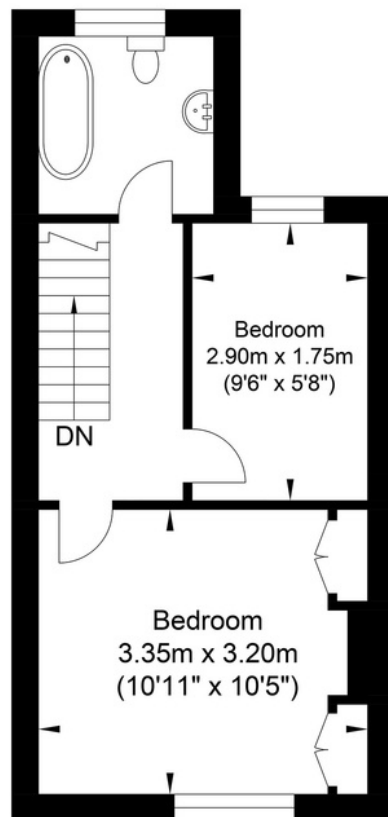


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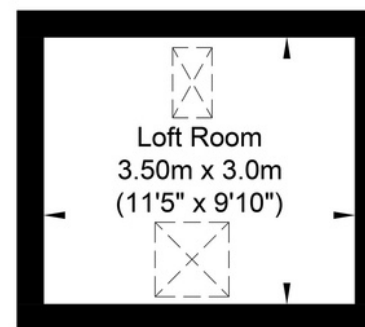
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Ground Floor  
Approximate Floor Area  
299.99 sq ft  
(27.87 sq m)



First Floor  
Approximate Floor Area  
299.99 sq ft  
(27.87 sq m)



Access To Eaves

Loft Room  
Approximate Floor Area  
113.02 sq ft  
(10.50 sq m)



Approximate Gross Internal Area (Excluding Loft Room) = 55.74 sq m / 599.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

[Agents Notes](#)

Tenure: Freehold  
Council Tax Band: C  
EPC: TBC



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