



12 Castle Ditch Lane, Lewes, East Sussex, BN7 1YJ

Asking Price: £429,950

12 Castle Ditch Lane, Lewes, East Sussex, BN7 1YJ

A beautifully refurbished two bedroom link-detached house in central Lewes, offering contemporary living, a terraced garden with 360-degree views, and no onward chain.

The Property

Located on Castle Ditch Lane, this two-bedroom link-detached house offers a refurbished home in the heart of Lewes. Situated in the town centre but tucked away from through traffic, this property combines convenience with a quiet setting.

The recent refurbishment is evident throughout. The ground floor features engineered oak flooring. The contemporary kitchen is well-designed with modern appliances and finishes. The reception room provides a comfortable space for relaxation and entertaining.

Upstairs, there are two bedrooms and a study, suitable for home working or as a flexible space. The shower room has been updated to a high standard with modern fixtures.

A key feature of this property is its terraced garden, which includes a viewing platform. From here, residents can enjoy 360-degree panoramic views around Lewes, including the town, castle, golf course and surrounding South Downs. This outdoor space is ideal for dining or unwinding while taking in the scenery.

As a link-detached house, the property offers privacy. The absence of an onward chain simplifies the purchasing process.

This refurbished home on Castle Ditch Lane is a stylish, modern residence in a sought-after location, with views and no onward chain. Viewing is recommended to appreciate this Lewes property.

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 which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

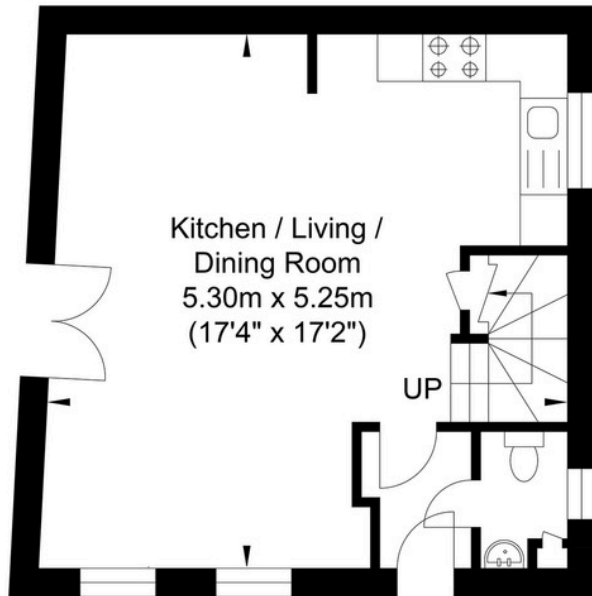
The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.

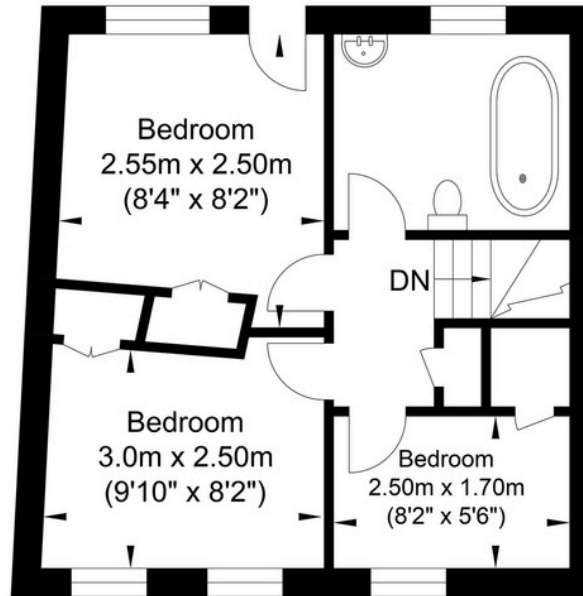
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Castle Ditch Lane, Lewes



Ground Floor
Approximate Floor Area
332.60 sq ft
(30.90 sq m)



First Floor
Approximate Floor Area
332.60 sq ft
(30.90 sq m)

Approximate Gross Internal Area = 61.80 sq m / 665.20 sq ft

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



Agents Notes

Tenure - Freehold

EPC - C

Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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