



£500,000 - £525,000 guide price

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

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Overview...

A charming and characterful 3 Bedroom cottage with South Facing courtyard garden, situated in the heart of Lewes Town Centre in the popular and desirable Southover Area of Lewes.

The property boasts wonderful far reaching views of the South Downs, yet is within striking distance of the Mainline Railway Station, Historic High Street and pretty Grange Gardens. The property has a wealth of features including, exposed floorboards, sash windows, picture rails, an ornate fireplace and woodburning stove.

The accommodation benefits from a dual aspect 19ft Through Sitting Room/Dining Room, a modern country style kitchen breakfast room with double doors that lead into the garden.

Upstairs on the first floor are two comfortable bedrooms and a modern family bathroom and a further bedroom can be found on the second floor. This bedroom boasts incredible far reaching views of the South Downs to the rear and of the historic townscape to the front.



The property...

THROUGH SITTING ROOM/DINING ROOM-

Measuring a generous 19'10 the dual aspect reception room features exposed floor boards and sash windows with views to the front and over the rear garden.

SITTING ROOM- Full of charm and character featuring a wood burning stove set into the chimney breast, exposed floorboards, picture rails and sash window with views to the front. The Sitting Room is completely open plan to;

DINING ROOM- Featuring exposed floorboards and picture rails, window to the rear, white painted door reveals stairs to the first floor and opening to;

KITCHEN/BREAKFAST ROOM- A modern fitted kitchen finished in a timeless country white which is complimented by wooden worksurfaces and white coloured tiled splashbacks. The dual aspect kitchen is flooded with natural light from a pair of windows to the side and double doors which open to the rear garden.

FIRST FLOOR LANDING- Doors to principal rooms including door which opens to reveal stairs continuing to second floor.

BEDROOM 1- A comfortable double bedroom featuring gorgeous exposed wide board floorboards, ornate fireplace, fitted wardrobe with panelled doors and sash window to the front.

BEDROOM 2 - Another comfortable bedroom benefiting from dual aspect light and views which extend as far as the South Downs.

BATHROOM- Modern bathroom suite comprising of a bath with shower over with rainfall shower head, wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the rear.





Property and Outside...

SECOND FLOOR

BEDROOM 3- A comfortable bedroom with wonderful far reaching views of the South Downs to the rear and of the historic townscape to the front. The bedroom further benefits from eaves storage cupboards.



OUTSIDE

REAR GARDEN- A surprisingly private courtyard style of garden, not being overlooked from the rear. The Southerly Facing garden is brick laid featuring raised flowerbeds which are well stocked and features a brick built garden store, privy with timber door and window. There is also a covered area to the side of the kitchen providing a useful semi-dry space.



Location...

Priory Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located opposite Garden Street which is home to the popular and beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots.

The property is within striking distance of Lewes Mainline Railway Station offering direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.

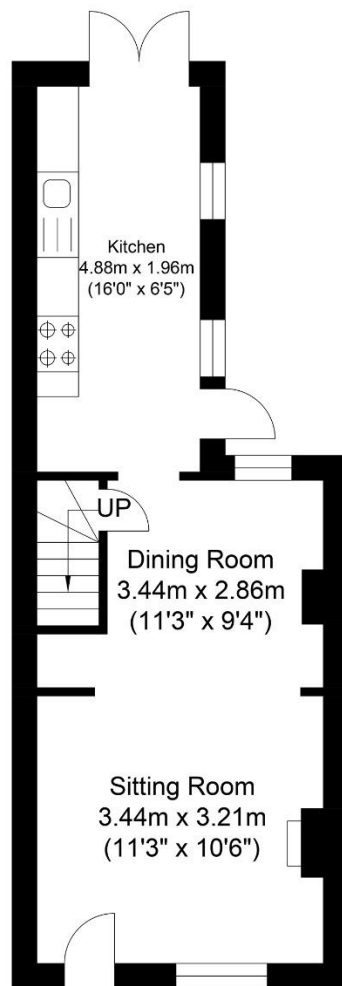


Tenure - Freehold

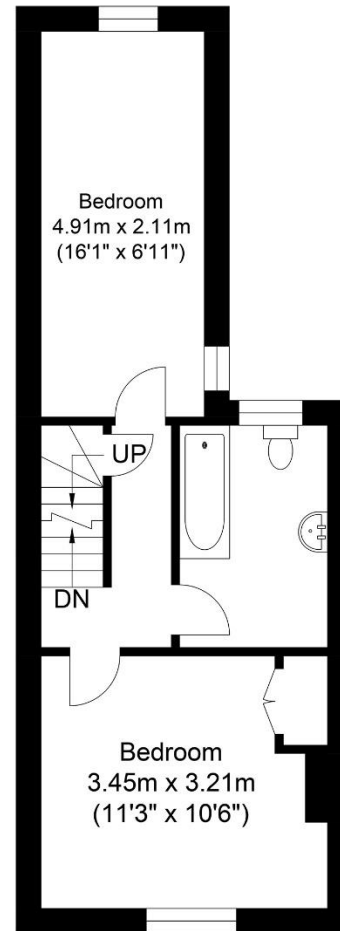
Gas fired central heating -

EPC Rating - D

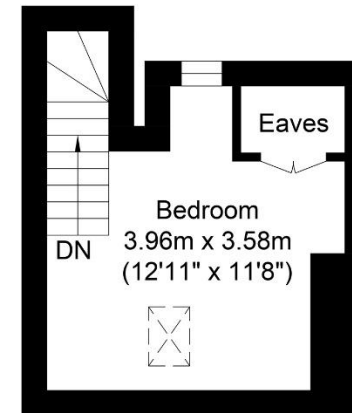
Council Tax Band - C



Ground Floor
Approximate Floor Area
314.41 sq ft
(29.21 sq m)



First Floor
Approximate Floor Area
314.41 sq ft
(29.21 sq m)



Second Floor
Approximate Floor Area
139.93 sq ft
(13.0 sq m)



Approximate Gross Internal Area = 71.42 sq m / 768.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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