







**Chapel Hill, Lewes, East Sussex, BN7 2BB**

Asking Price £480,000

# Chapel Hill, Lewes, East Sussex, BN7 2BB

This central two bedroom semi-detached house in Lewes offers rooftop views of the Castle and South Downs. It features a lounge opening to a dining room, an enclosed front garden, and scope for improvement. Available with no onward chain.

## The Property

This two bedroom semi-detached house in in popular road leading up to Lewes Golf Course provides rooftop views of Lewes Castle and the South Downs.

From the entrance hall a door leads into the Lounge which features a stone fireplace and a bay window to the front. There is a deep understairs storage cupboard. The lounge opens directly into the dining room, creating a functional space for daily living and entertaining, there is also a bay window to the rear. The kitchen is fitted with a range of wall and base units and has a tiled splashback. There is plumbing and space for a washing machine, fridge/freezer and slot in cooker. A stable door leads to outside.

On the first floor is a landing with window to the side and a large hatch access to the loft. The house includes two double bedrooms, each offering comfortable accommodation with natural light and space for furnishings. The front principal bedroom has the amazing view across the town and a fitted wardrobe and further deep shelved wardrobe. The back bedroom has a wash hand basin. The bathroom serves both bedrooms and could be modernised.

Outside, the enclosed front garden provides a private area for seating. A side gate leads to the rear where a garden shed offers useful storage for tools and outdoor equipment and a small further area of walled patio.

There is clear scope for improvement throughout the property. Further benefits include the use of a car port, providing off-street parking. The property is offered with no onward chain, simplifying the purchasing process. This makes it suitable for first-time buyers, small families, or those looking to downsize. This semi-detached house offers a home in a prime Lewes location, combining comfort, potential, and views.

## The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings.

Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children.

Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.

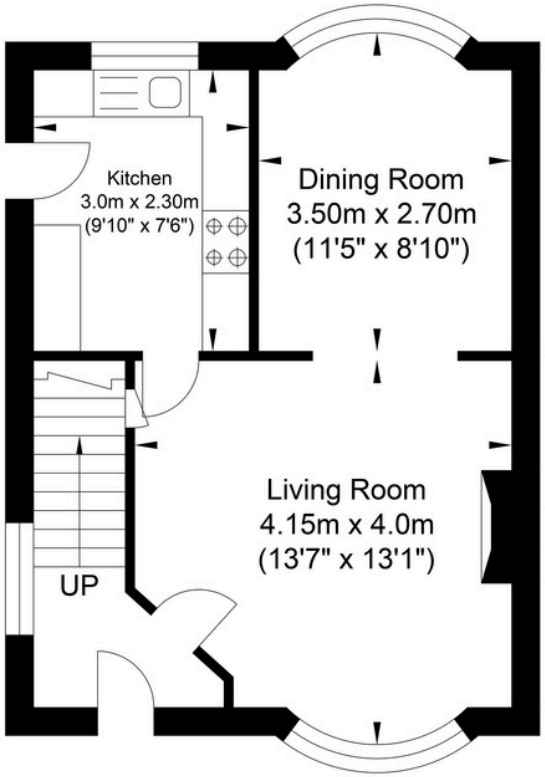


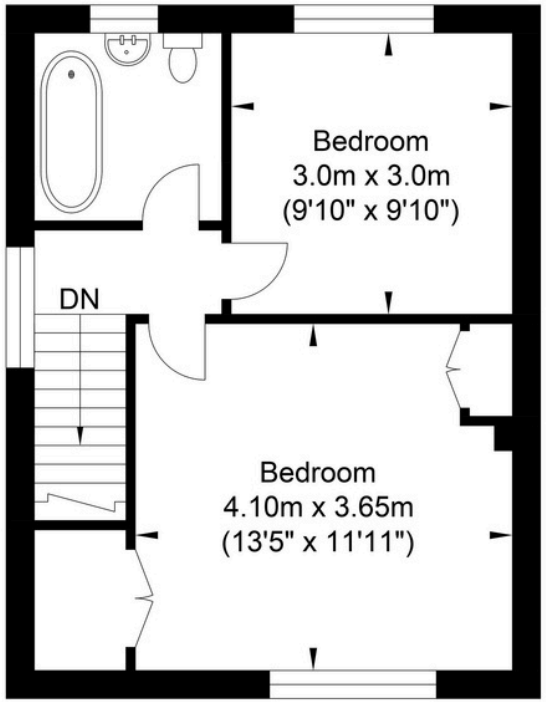






# Chapel Hill, Lewes




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Ground Floor
Approximate Floor Area
384.59 sq ft
(35.73 sq m)

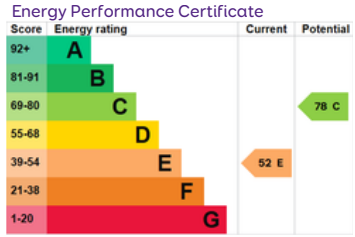
First Floor
Approximate Floor Area
373.29 sq ft
(34.68 sq m)

Approximate Gross Internal Area = 70.41 sq m / 757.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold

Council Tax - Band E




The Property Ombudsman

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