



£335,000 offers in excess of
30 St John Street, Lewes, East Sussex, BN7 2QE

**MANSELL
McTAGGART**
Trusted since 1947

The property...

A charming and characterful cottage situated in the heart of Lewes Town Centre within the popular Pells area. Just a stones throw from the High Street and Mainline Railway Station.

The property boasts exposed floorboards, sash windows and a woodburning stove all complimenting a Modern Kitchen and gorgeous Bathroom, complete with roll top bath.

ACCOMMODATION

SITTING ROOM- A sweet and charming reception room full of character. The Sitting Room is open plan to the Kitchen and features a sash window with views over St John Street, a fireplace with woodburning stove inset and fitted cupboard to the recess.

KITCHEN- Modern fitted kitchen finished in a modern grey and complimented by white corian worksurfaces and a slate tiled floor. The kitchen comprises of a range of cupboards and drawers and shelves and enjoys views and access to the delightful courtyard garden. Stairs lead up to the first floor.

FIRST FLOOR LANDING- Doors to principal rooms and space saver stairs leading to Loft Room.

BEDROOM- A comfortable double bedroom with front aspect sash window, exposed painted floor boards and fitted wardrobe into chimney recess.

BATHROOM- Modern suite comprising of a freestanding claw footed rolltop bath wc and wash hand basin. The bathroom features exposed white painted floorboards and traditional glazed tiles add a splash of colour. Heated towel rail, fitted cupboard and window to the rear enjoying far reaching views.

LOFT ROOM- A welcomed additional room with dormer window to the rear enjoying far reaching downland views and roof window to the front.





Property & Outside...

GARDEN- A delightful courtyard garden which has been brick paved with a raised flowerbed to the Southern border. The garden is otherwise enclosed by walled and fenced boundaries and benefits from a modest garden store.

St John Street is located in the heart of Lewes town centre in the popular Pells area of Lewes. The High Street is just a 3 minute walk away and the Mainline Railway Station just a little further.

Lewes town centre boasts an excellent choice of shops, restaurants, cafes and public houses, along with antique centres, coffee shops and The Depot Cinema.

The Mainline Railway Station offers regular, direct services to London, Brighton and Gatwick.

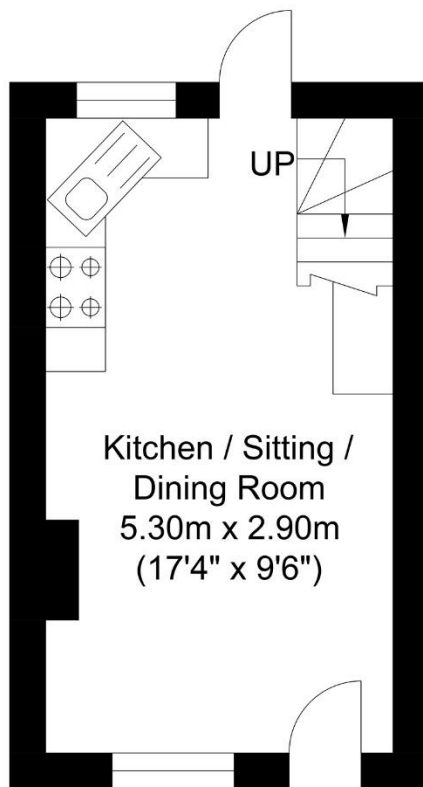
Title - Freehold

Gas central heating

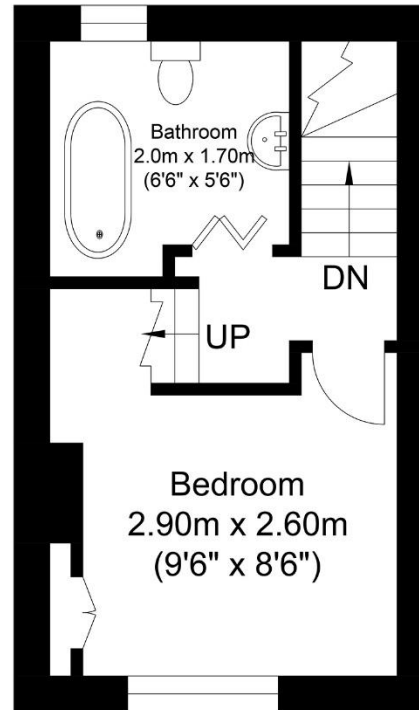
EPC Band- D

Council Tax Band- B

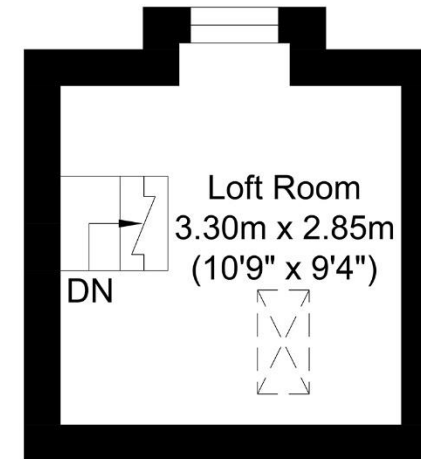




Ground Floor
Approximate Floor Area
165.44 sq ft
(15.37 sq m)



First Floor
Approximate Floor Area
165.44 sq ft
(15.37 sq m)



Second Floor
Approximate Floor Area
90.52 sq ft
(8.41 sq m)



Approximate Gross Internal Area = 39.15 sq m / 421.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: ringmer@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947