



£400,000 offers in excess of
28 Sun Street, Lewes, East Sussex, BN7 2QB

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Overview...

A charming and characterful 2 Double Bedroom cottage situated in a favoured road in the popular Pells area of Lewes, within striking distance of the historic High Street and Mainline Railway Station.

The Grade II cottage features sash windows, exposed floorboards, an ornate fireplace and also a wood burning stove and a larger garden than is typically found in the area.

The ground floor is semi open plan with a Sitting Room with woodburning stove and a modern fitted Kitchen which cleverly incorporates a breakfast bar into the design.

Upstairs arranged over two floors is a white bathroom suite and 2 Double Bedrooms each with fitted wardrobes and far reaching views which extend to the South Downs National Park.

Outside the garden is generously sized for the town centre location and has been landscaped to accommodate a paved terrace and raised flower beds.



The property...

Front door opens to a semi open plan Sitting Room and Kitchen.

SITTING ROOM- Exposed floor boards stained in a gorgeous deep colour. Sash window to the front with views along the pretty street outside. Woodburning stove set into fireplace with quarry tiled hearth. Hatch opens to reveal steps leading down to the cellar and an opening leads into the Kitchen.

KITCHEN - Modern fitted kitchen finished in a beech colour and complemented by wood style worksurfaces. The kitchen offers a comprehensive range of cupboards and drawers and features a tiled splashback. Large opening to the Sitting Room which cleverly incorporates a breakfast bar into the design. Views over the rear garden.

Stairs with painted hand rail and balustrade lead to the first floor landing. Understairs storage cupboards.

FIRST FLOOR LANDING- White painted panelled doors to principal rooms, window to the rear and stairs with painted handrail and balustrade continue to second floor. Linen Cupboard.

BEDROOM 1 - A comfortable double bedrooms with a gorgeous ornate fireplace with grate and mantel. Sash window to the front with elevated views along Sun Street. Fitted wardrobes into chimney recess.

BATHROOM- White suite comprising of a bath with shower over and simple white tiled surrounds, wc and wash hand basin. Window to the rear.

Second floor landing- white painted panelled door with latch opens to;

BEDROOM 2 - A comfortable double bedroom with dual aspect views which reach the South Downs. Fitted wardrobe.





Property & Outside...

CELLAR- Accessed via a hatch in the Sitting Room with steps that lead down to the cellar which has a window at high level to the front. The cellar is fully decorated with power points and a light and would offer potential use as a Home Office if desired.

REAR GARDEN- A generously sized garden for the town centre location which has been landscaped to incorporate a paved terrace and raised flower beds. The garden benefits gated side access and from a brick built store, which we understand to be the former privy



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Sun Street is located in the heart of Lewes town centre at the top of the popular Pells area of Lewes.

The area boasts an Open Air Swimming Pool, Children's Recreation Ground and The Pells Wildlife Pond. The Pells area is centrally located and offers wonderful scenic walks alongside the River Ouse.

Lewes High Street is just a 3-minute walk (source Google maps) providing easy access to an extensive range of shops, public houses, restaurants and eateries as well as The Depot and Cinema.

Lewes Mainline Railway Station is just a 7-minute walk away (source Google maps) offering direct services to London, Brighton, Gatwick and Eastbourne.

Lewes boasts an array of popular schools catering for all ages. Lewes Priory Secondary School and South Downs Tertiary college are both within walking distance as is Lewes Old Grammar School and numerous primary schools.



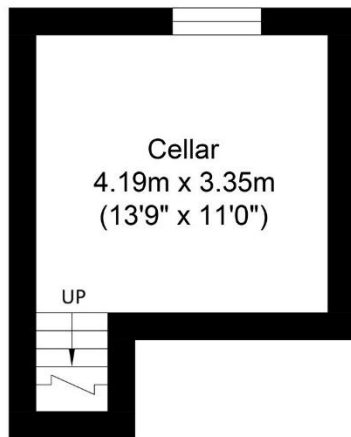
Tenure - Freehold

Grade II Listed

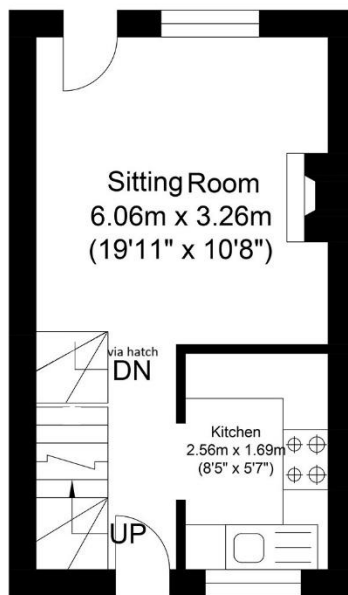
Modern Central Heating with an Electric Boiler

EPC Rating - E

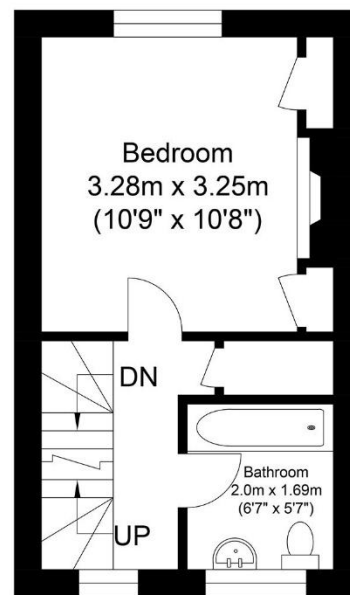
Council Tax Band - C



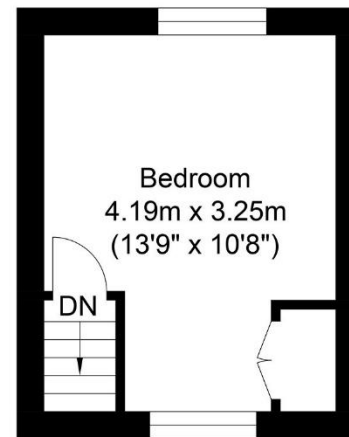
Cellar
Approximate Floor Area
117.54 sq ft
(10.92 sq m)



Ground Floor
Approximate Floor Area
207.20 sq ft
(19.25 sq m)



First Floor
Approximate Floor Area
207.20 sq ft
(19.25 sq m)



Loft Floor
Approximate Floor Area
146.60 sq ft
(13.62 sq m)



Approximate Gross Internal Area = 63.04 sq m / 678.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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