



£500,000 o.i.e.o

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

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McTAGGART**  
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## Overview...

A great opportunity to purchase this wonderful three-bedroom semi-detached home, located in the highly sought after Southover area of Lewes.

This beautifully presented property boasts a hand built oak kitchen and a spacious open plan living and dining area with private rear garden; there's also a good-sized cellar, currently used as a utility/washing area and gym. On the first floor there are 2 bedrooms with stunning views of Lewes Castle and a beautifully fitted modern white bathroom. On the second floor is a lovely, loft double bedroom with wonderful views. A private garden with separate access through Mount Street and on road permit parking.

This property is on the corner of Priory Street and Mount Street and has views of the Lewes Golf Course and the beautiful expanse of the South Downs National Park. It is in the heart of historic Lewes and within walking distance to highly acclaimed schools, mainline railway station; with the Depot cinema, several public houses and restaurants nearby to choose from.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE HALL-** Part glazed front door, stairs to first floor, couple of steps down to-

**KITCHEN-** A timeless kitchen with hand built oak wall and base units, contrasting black granite worktops, 4 ring gas hob with cooker hood above and oven below. Stainless steel sink with mixer tap and side aspect double glazed window overlooking the garden. Space for dishwasher

**LOUNGE/DINING ROOM-** A good size dual aspect room with open plan living and dining area. Large front aspect double glazed windows. Vertical radiator, Double glazed door to southerly facing rear garden, door to-

**BASEMENT/UTILITY ROOM-** Great storage area with power, space and plumbing for washing machine and fridge/freezer.

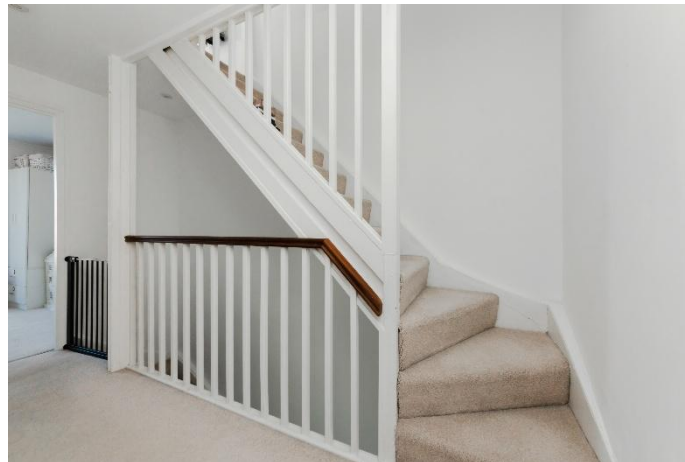
**FIRST FLOOR LANDING-** Stairs to second floor

**BEDROOM-** A double bedroom with large bay, sash window boasting views of the castle

**BEDROOM-** Double glazed windows overlooking rear garden with southerly facing views

**BATHROOM-** Refitted modern white suite with panel enclosed double ended bath with attractive tiled surround and integrated illuminated shelves. Wash hand basin with mixer tap and vanity unit below. Walk-in shower with handheld attachment and waterfall head, glass screen; low-level W.C, chrome heated towel rail, obscured sash window and tiled floor with underfloor heating

**TOP FLOOR BEDROOM-** Stairs and door to modern, converted loft, double bedroom with double glazed, side aspect windows and roof window. Built in cupboard





## *Outside...*

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**REAR GARDEN-** A beautiful southerly facing patio garden, brick enclosed with access from sitting room and private gated rear access on Mount Street.

**PARKING-** On street permit parking



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



## Location...

**Priory Street** is a pretty road located in the heart of the historic Lewes town centre within the popular Southover Area which hosts the historic Priory Ruins and Anne of Cleves house. A flat walk into the centre of town where there's a selection of public houses, restaurants, cafes and shops. Close to the Lewes Rugby club and Southdowns sports club where a gym and selection of sports are available.

The property is located opposite Garden Street which home to the popular and beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots. The property is within walking 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 popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.



Tenure - Freehold

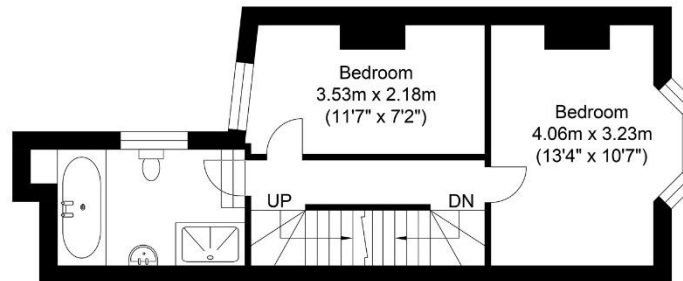
Central Heating

Double Glazing.

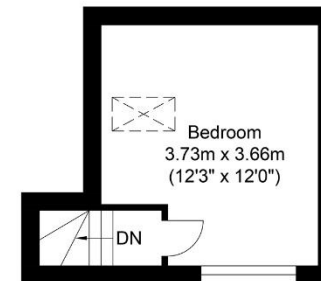
EPC Rating - E

Council Tax Band - D

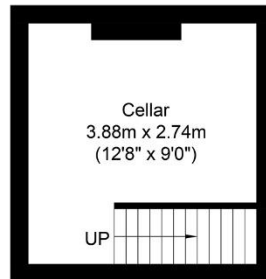
Viewing recommended



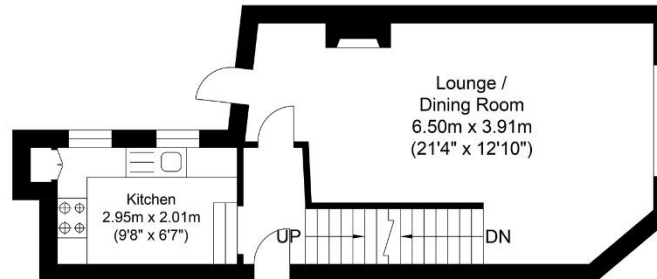
First Floor  
Approximate Floor Area  
376.09 sq ft  
(34.94 sq m)



Second Floor  
Approximate Floor Area  
170.39 sq ft  
(15.83 sq m)



Lower Ground Floor  
Approximate Floor Area  
168.23 sq ft  
(15.63 sq m)



Ground Floor  
Approximate Floor Area  
363.06 sq ft  
(33.73 sq m)



Approximate Gross Internal Area = 100.13 sq m / 1077.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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