



£1,000,000-£1,100,000 Guide Price

12-14 Lansdown Place, Lewes, East Sussex, BN7 2JT

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Overview...

A once in a generational opportunity to purchase this gorgeous, imposing home situated in the very heart of Lewes town centre.

The Grade II Listed, double fronted property is slightly elevated from passers by and is noticeably light and bright with glorious Southerly Facing views. The accommodation is both flexible and adaptable being arranged over 3 floors.

This wonderful home has origins believed to date back to circa mid 18th century and offers a wealth of charm and character, boasting impressive fireplaces, one notably with wood panelling, there are exposed beams and floorboards, latched doors and sash windows found throughout this pretty home.

The accommodation comprises of a light and bright South Facing Sitting Room with open fire, a Kitchen Dining Room with bespoke made solid wood kitchen, impressive fireplace and views of the garden. There is a Ground Floor Cloakroom, with Utility Area and a 22ft Cellar with adequate head height. Upstairs over two floors are 5 Bedrooms, many boasting far reaching Views, a Shower Room and Bathroom complete with rolltop bath.

Outside is a generously sized, pretty garden, which is mostly laid to lawn with a fantastic summer house.



The property...

ENTRANCE HALL- Double doors open to a generous Entrance Hall full of charm and character and featuring white painted panelled walls, a tiled floor, latched doors to principal rooms and door to garden. Door opens to reveal stairs leading down to the Cellar. Stairs to the first-floor landing

SITTING ROOM- A wonderfully light and bright Southerly Facing Reception Room with a pair of sash windows to the front. There is a brick built, corner positioned open fireplace and exposed beam to the wall.

KITCHEN, DINING ROOM-

DINING AREA- Boasting a pair of sash windows to the front making the most of the Southerly aspect, the reception room features parquet floors and an impressive brick built open fireplace with tiled hearth. Opening to Kitchen.

KITCHEN AREA- Featuring a Bespoke made solid wood kitchen comprising on a comprehensive range of cupboards and drawers, complimented by gorgeous, tiled surrounds. The kitchen enjoys wonderful views over the rear garden and a door opens to the entrance hall.

CLOAKSROOM- A useful space for coats and shoes. Door to;

UTILITY AREA / W.C.- White suite comprising of a wc and wash hand basin. Space and plumbing for washing machine and tumble dryer.

CELLAR- Measuring a generous 22ft and with adequate head height the cellar benefits from power points and light and makes for a useful workshop or storage space.

FIRST FLOOR LANDING- Stairs with white painted handrail and balustrade lead to the second floor. Window to the rear with views over the pretty rear garden.



The property...

BEDROOM 1- A pretty principal bedroom with impressive fireplace with timber mantel and surround and tiled hearth. The Double bedroom features two South Facing sash windows which flood the room with natural light and provide far reaching views across the historic townscape.

BEDROOM 2- Another generously sized double bedroom with a pair of sash windows to the front with far reaching Southerly views. The bedroom features exposed floorboards and an impressive fireplace with exposed historical wood panels.

BEDROOM 3- Enjoying elevated views over the rear garden and feature an exposed brick wall in a part.

BEDROOM 6- Presented as a home office but otherwise a comfortable bedroom with far reaching views to the front. Exposed beam to the ceiling.

BATHROOM- Modern white suite comprising of a gorgeous roll top, claw footed bath with hand held shower attachment, wc and wash hand basin and timeless white tiled surrounds with a coloured border. Window to the rear and linen cupboard.

SHOWER ROOM- Door from the landing to a shower room comprising of a shower enclosure with glass screen door.

SECOND FLOOR- Window to the rear with views over the garden. doors to principal rooms.

CLOAKROOM- Modern white suite comprising of a wc and wash hand basin.

BEDROOM 4- A comfortable double bedroom with dual aspect views over historic rooftops.

BEDROOM 5- A comfortable double bedroom with dual aspect views over historic rooftops.





Outside...

REAR GARDEN- A pretty walled garden which is mostly laid to lawn with a brick-laid pathway passing under a pergola and leading to a delightful summer house. The summerhouse features triple aspect windows and double doors with a vaulted ceiling under a slate tiled roof. The garden further features mature and established plants and shrubs including fruit trees.



Agents Note: The property is understood to have a flying freehold adjacent to the ground floor cloakroom.

Title - Freehold

Grade II Listed

Gas Central Heating

EPC Rating - D

Council Tax Band - F



Location...

Lansdown Place is located in the very heart of Lewes town centre with the High Street at one end of the road and the Mainline Railway station at the other, just a short 3-minute walk (source Google Maps). The property is superbly located to embrace all that Lewes town centre offers, with plenty of restaurants, cafes, coffee shops and eateries to choose from. The pretty Grange Gardens and The Depot Cinema are both within striking distance as is The Railway Land Nature Reserve and Priory Ruins.

Lewes is a historic county market town and is a popular choice for families with many publicly accessible green spaces and an excellent selection of state schools and Lewes Old Grammar School, catering for all ages from nursery to primary, secondary and tertiary college.

Lewes is proud to host many popular sports clubs including, rugby, football, cricket, tennis, stoolball, golf, athletics, running and cycling to name just a few.

The town is also a popular choice for commuters with the Mainline Railway providing regular and direct trains to London, Brighton, Gatwick and the coast.



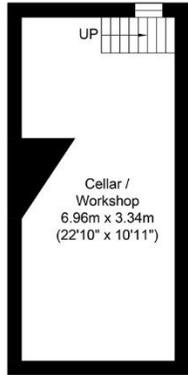


Enquiries...

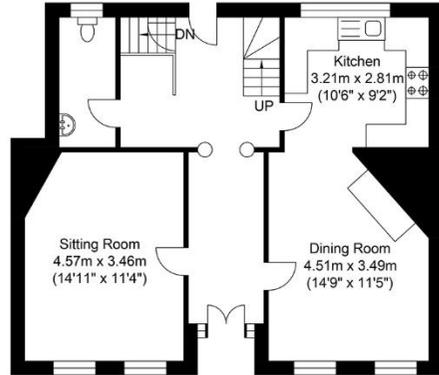
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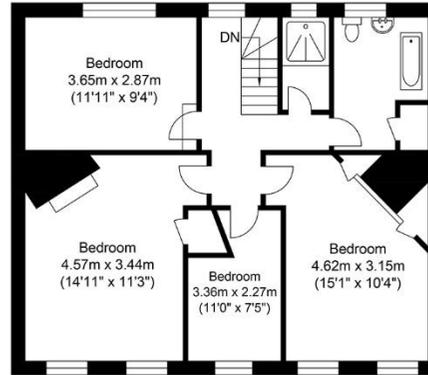
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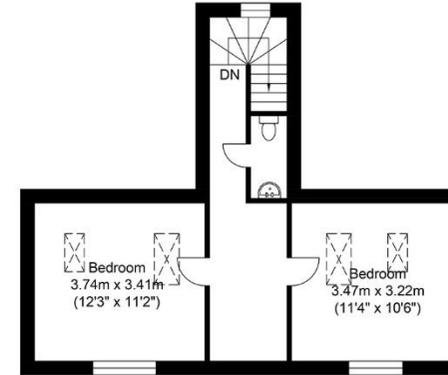
Lower Ground Floor
Approximate Floor Area
266.72 sq ft
(24.78 sq m)



Ground Floor
Approximate Floor Area
662.84 sq ft
(61.58 sq m)



First Floor
Approximate Floor Area
700.30 sq ft
(65.06 sq m)



Second Floor
Approximate Floor Area
405.36 sq ft
(37.66 sq m)



Outbuilding
Approximate Floor Area
44.56 sq ft
(4.14 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 189.08 sq m / 2035.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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